



TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

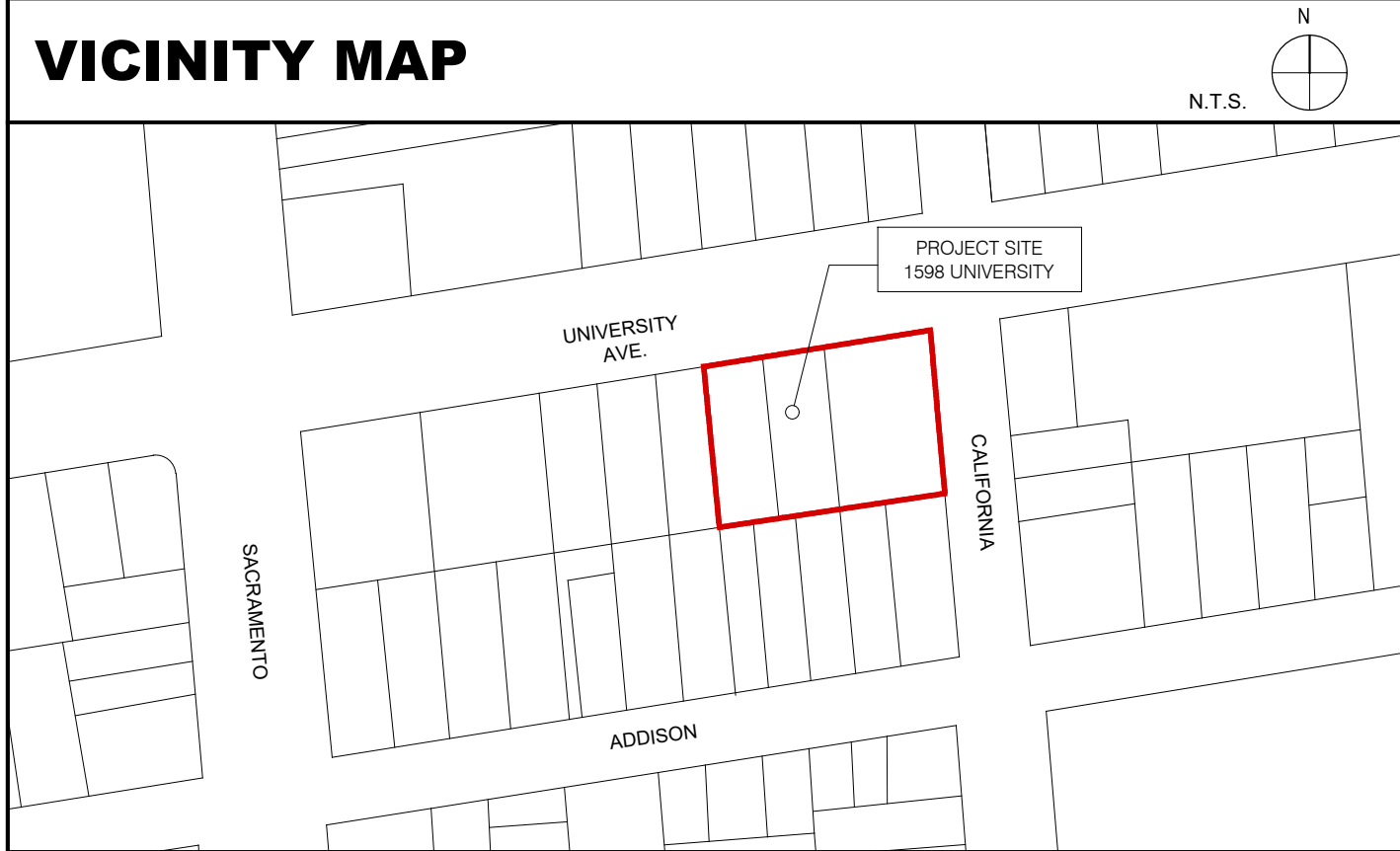
JOB: 2030

SHEET:

GENERAL
INFORMATION

A0.0

VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
1598 University Avenue, LLC
NK VENTURES
1958A University Ave
Berkeley, CA 94704

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

PROJECT DESCRIPTION

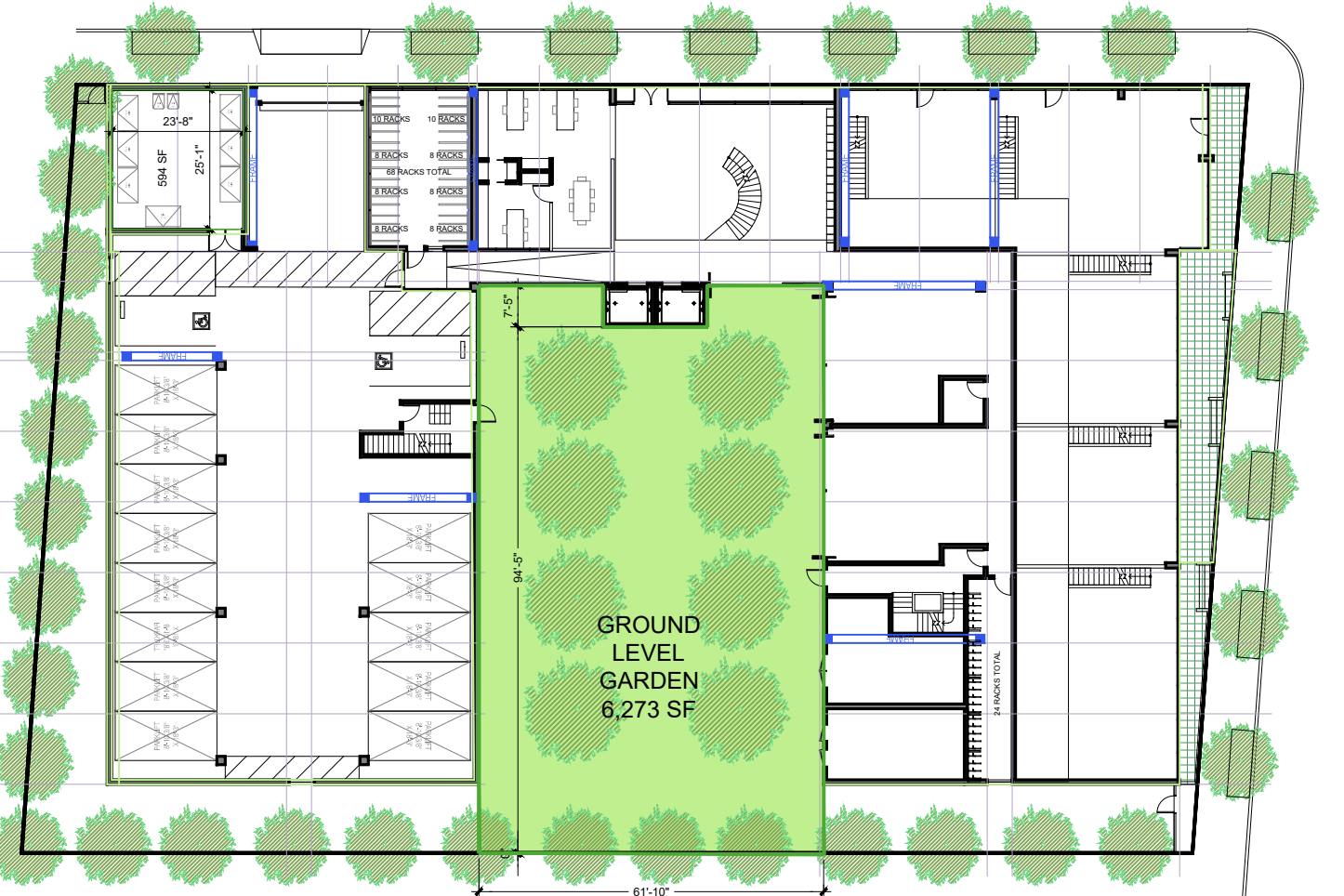
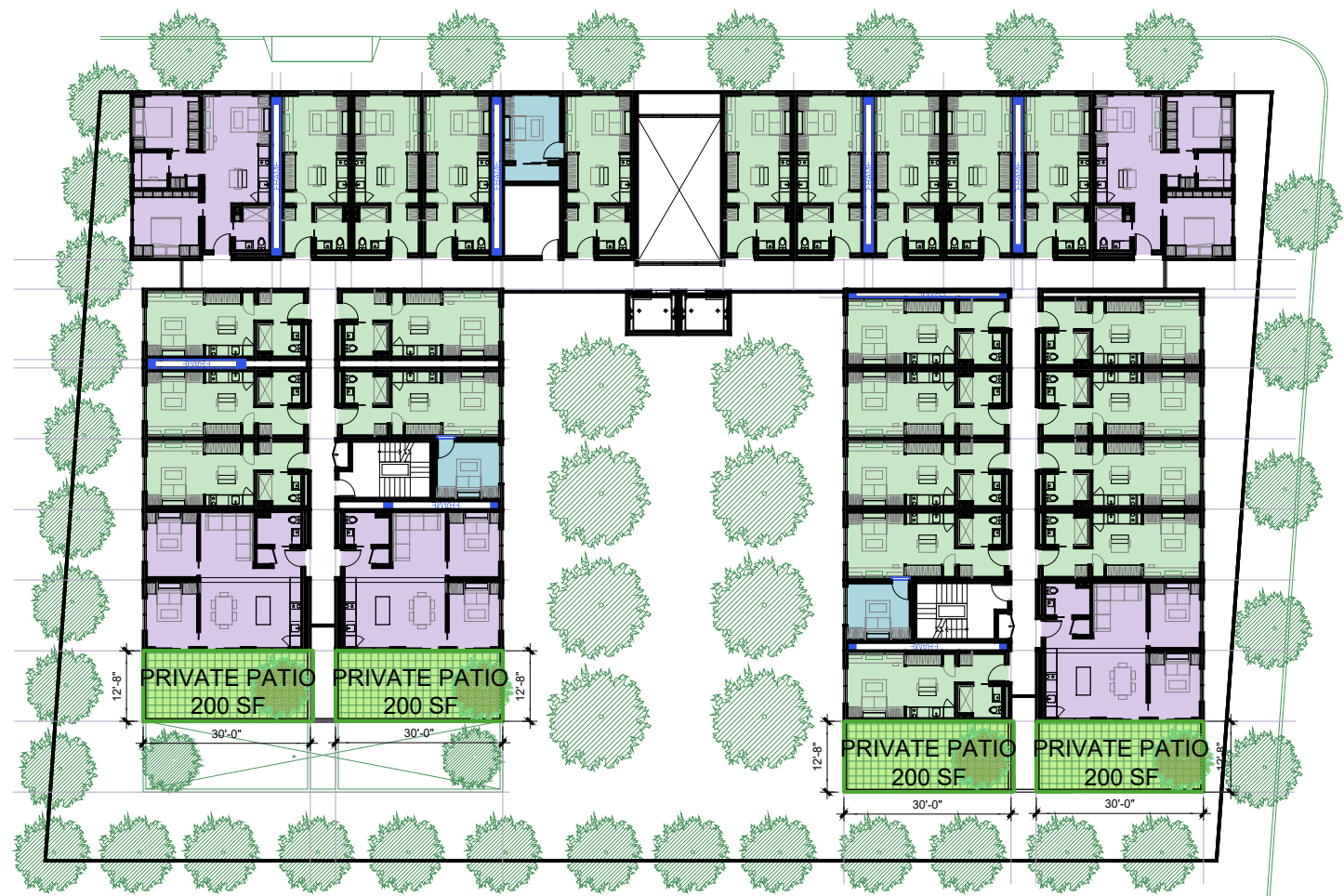
PROJECT ADDRESS: 1598 University Ave, Berkeley, CA 94703
(APN: 056 200300100) (056 200302500) (056 200302401)

SCOPE OF WORK:
REMOVAL OF TWO EXISTING 1 STORY COMMERCIAL STRUCTURES & CONSTRUCTION
OF A NEW 8-STORY MIXED-USE BUILDING WITH 207 DWELLING UNITS, GROUND LEVEL
LOBBIES, COMMERCIAL SPACE, AND PARKING GARAGE WITH STATE OF CALIFORNIA
DENSITY BONUS.

DRAWING LIST

- | | |
|------------------------------------|--|
| A0.0 GENERAL INFORMATION | A3.4 BUILDING ELEVATIONS |
| A0.1 ZONING INFORMATION & DIAGRAMS | A3.5 STREETSCAPE ELEVATIONS |
| A0.3A DENSITY BONUS DIAGRAMS | A3.6 PHOTO CONTEXT VIEWS |
| A0.4A SHADOW STUDIES | A3.7 PHOTO CONTEXT VIEWS |
| A0.4B SHADOW STUDIES | A3.8 CONCEPTUAL RENDERING |
| A0.4C SHADOW STUDIES | A3.9 CONCEPTUAL RENDERING |
| A0.5 SITE CONTEXT PHOTOS | A3.10 CONCEPTUAL RENDERING |
| A0.6 VICINITY MAP | A4.1 BUILDING SECTION |
| A1.1 SURVEY | A4.2 BUILDING SECTION |
| A1.2 SURVEY | MAT MATERIAL BOARD |
| A2.1 FLOOR PLAN | L1.0 COURTYARD LANDSCAPE CONCEPT PLANS&SITE FEATURES |
| A2.2 FLOOR PLAN | L2.0 LANDSCAPE SITE PLAN |
| A2.3 FLOOR PLAN | L2.1 COURTYARD LANDSCAPE PLAN |
| A2.4 FLOOR PLAN | L3.0 COURTYARD SITE IMPROVEMENT IMAGERY |
| A2.5 FLOOR PLAN | L3.1 COURTYARD PLANTING IMAGERY |
| A2.6 ROOF PLAN | I1.0 IRRIGATION PLAN |
| A3.1 BUILDING ELEVATIONS | I2.0 IRRIGATION NOTES, LEGEND, SCHEDULES, CALCS. |
| A3.2 BUILDING ELEVATIONS | I2.1 IRRIGATION DETAILS |
| A3.3 BUILDING ELEVATIONS | I2.2 IRRIGATION DETAILS |

OPEN SPACE DIAGRAMS

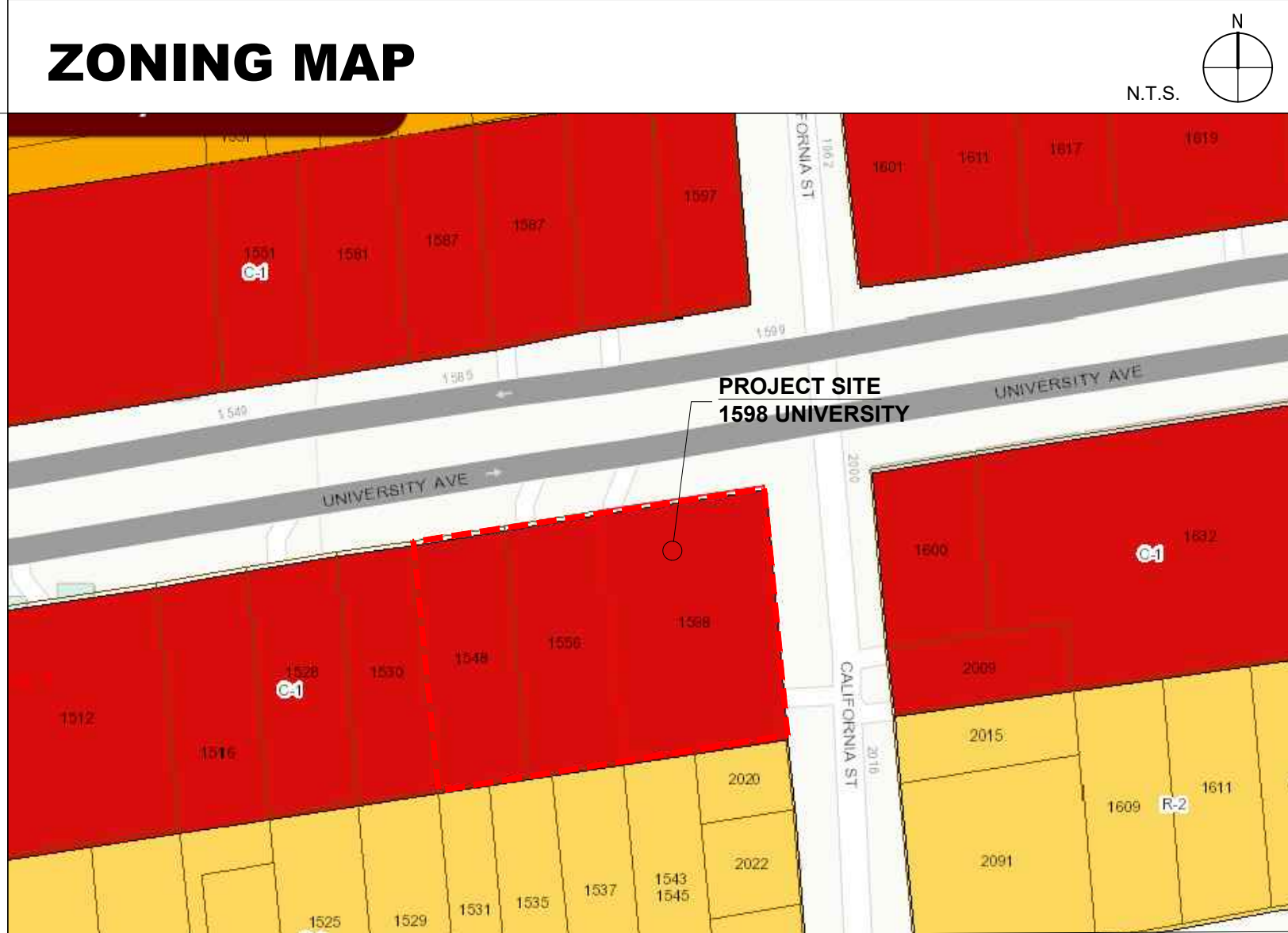


LEVEL 8

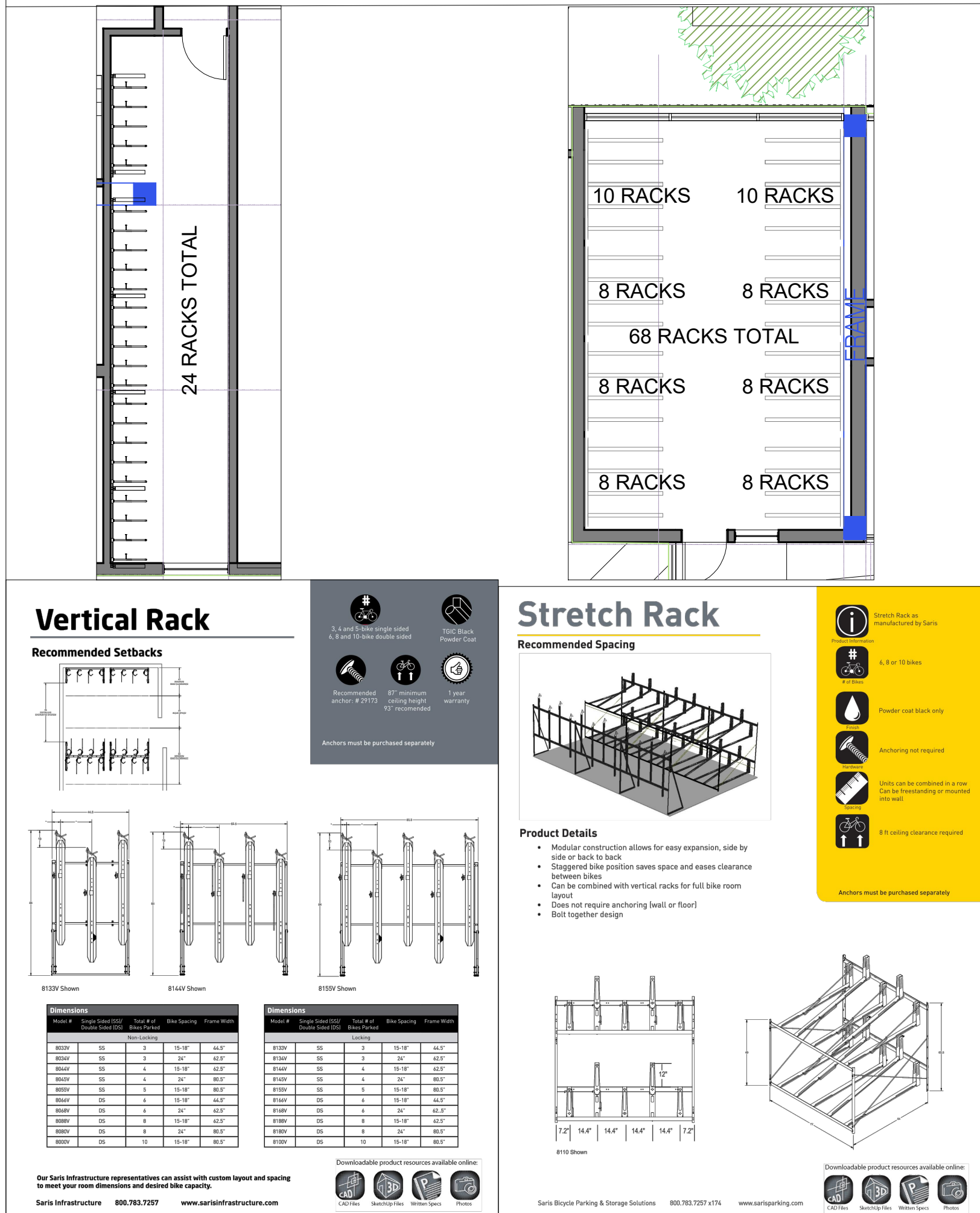
LEVEL 7

GROUND LEVEL

ZONING MAP



BIKE ROOM 92 BIKE RACKS TOTAL



ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS

	BASE ZONING	ALLOWABLE W/ UP'S & AUP'S	PROPOSED W/ DENSITY BONUS	COMPLIANCE
ZONING	C-U UASP NODE OVERLAY			
LOT AREA	28,936	28,936	28,936	
LOT AREA (ACRES)	0.66	0.66	0.66	
NUMBER OF DWELLING UNITS	N/A	N/A	207	
GROUND LEVEL FRONT YARD SETBACK (UNIVERSITY)	2' AVG.	2' AVG.	0'	COMPLIES W/WAIVER
UPPER LEVEL FRONT YARD SETBACK (UNIVERSITY)	0'	0'	0'	COMPLIES W/WAIVER
STREET SIDE YARD SETBACK (CALIFORNIA)	2' AVG.	2' AVG.	5' AVG.	COMPLIES
INTERIOR SIDE YARD SETBACK	0'	0'	5'-5" TO 17'-7"	COMPLIES
REAR YARD SETBACK	20' AVG.	20' AVG.	57'-1" AVG.	COMPLIES
BUILDING HEIGHT	48'	48'	89'-2"	COMPLIES W/WAIVER
BUILDING STORIES	4	4	8	COMPLIES W/WAIVER
LOT COVERAGE	100%	100%	65%	COMPLIES
BUILDING FOOTPRINT	28,936	28,936	18,839	COMPLIES
FAR	3.0	3.0	4.63	COMPLIES W/WAIVER
TOTAL GSF	86,808	86,808	134,053	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	200sf / unit	modifiable with UP	SEE TABLE	COMPLIES W/ CONCESSION
PARKING	0	0	SEE TABLE	COMPLIES
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES
UASP - COMMERCIAL AREA (MIN. % SITE AREA)	30%	20%	21%	COMPLIES W/ CONCESSION
UASP - COMMERCIAL AREA (MIN. GSF)	8,681	5,787	5,943	COMPLIES
UASP - COMMERCIAL MIN. FRONTAGE (UNIVERSITY)	75%	35% W/UP	35%	COMPLIES W/ CONCESSION
UASP - OPEN SPACE ENHANCING ENTRY	10%	10%	10%	COMPLIES
UASP - MIN. AREA OF PEDESTRIAN PLAZA OPEN SPACE	1%	1%	3%	COMPLIES

PROPOSED FLOOR AREA WITH DENSITY BONUS

	PARKING	COMMERCIAL	RESIDENTIAL	TOTAL
LEVEL 8			14,862	14,862
LEVEL 7			17,271	17,271
LEVEL 6			17,708	17,708
LEVEL 5			18,088	18,088
LEVEL 4			17,708	17,708
LEVEL 3			18,088	18,088
LEVEL 2			10,870	10,870
GROUND LEVEL	6,561	5,943	6,954	19,458
TOTAL FLOOR AREA W/ DENSITY BONUS	6,561	5,943	121,549	134,053

UNIT COUNTS

UNIT TYPE	STUDIO	1-BED	2-BED	TOTAL
LEVEL 8	20	3	5	28
LEVEL 7	22	3	6	31
LEVEL 6	24	3	6	33
LEVEL 5	24	3	6	33
LEVEL 4	24	3	6	33
LEVEL 3	24	3	6	33
LEVEL 2	11	2	3	16
GROUND LEVEL	0	0	0	0
TOTAL UNITS	149	20	38	207
PERCENT OF TOTAL	72%	9%	18%	
TOTAL BEDROOMS	149	20	76	245

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA (40%)
REQUIRED OPEN SPACE	207	200	41,400	
TOTAL CONCESSION REQUESTED			33,927	
TOTAL AREA PROVIDED			7,473	2,599
GROUND LEVEL GARDEN			6,273	2,599
PRIVATE PATIOS	6	200	1,200	NA

BICYCLE PARKING CALCULATIONS

	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
NEW COMMERCIAL	5,943	1	2000	3	3
RESIDENTIAL (LONG TERM) (PER BEDROOM)	245	1	3	82	82
RESIDENTIAL (SHORT TERM) (PER BEDROOM)	245	1	40	7	7
TOTAL BICYCLE PARKING				92	92

PARKING TABLE

	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
RESIDENTIAL	207	0	0	0	27
COMMERCIAL	5,943	2	1000	12	12
TOTAL					39

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA	16757
TOTAL AREA OF ROOFTOP ELEMENTS	500
% AREA OF ROOFTOP ARCH. FEATURES	3.0%
ALLOWABLE % (PER 23E.04.020C)	15.0%

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION

03.03.2022 DESIGN STUDIES

03.18.2022 REVISED BASE PLANS

04.01.2022 ZONING APPLICATION

07.20.2022 ZONING APPLICATION

09.06.2022 ZONING RESUBMISSION

10.28.2022 ZONING RESUBMISSION

12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

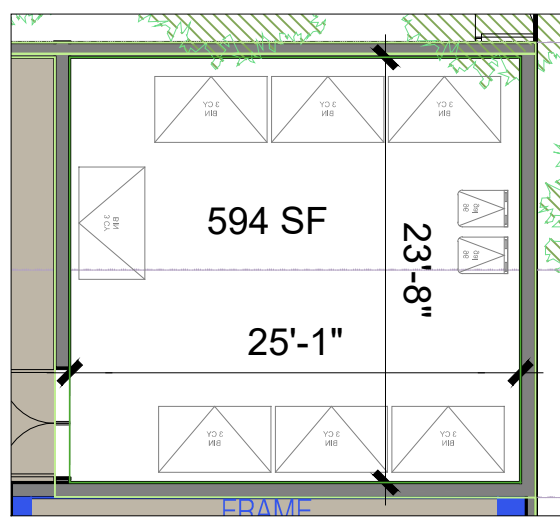
ZONING DATA

A0.1

REFUSE AND RECYCLING

Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3)		Waste (40%)		Recycling (40%)	Organics (20%)
245	1.00	245	20.42 cy	4,083 gal	8.17 cuft	1,633 gal	1,633 gal	817 gal
Space Calculation		Container Quantities			Space Required		150% Additional	
	Waste	Recycling	Organics	Factor/container		Space/ Container	Required	Provided
3 cy bin (606 gal)	3	3	1	28 sf		196 sf		
96 gallon cart			2	7 sf		14 sf		
64 gallon cart				6 sf		sf		
Total capacity	1818 gal	1818 gal	798 gal			210 sf	315 sf	594



DENSITY BONUS TABLE									
Base Project	Base # Units	Base # Units (rounds up)	% VLI Units	# VLI Units	# VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
sq. ft. - see calculation below	base project area / base avg. unit size	Units/Max Residential Density (rounds up)	VLI = Very Low Income (<50 AMI)	% VLI x Base # Units			% Bonus x Base # Units	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)
80,952	138	138	15%	20.70	21.00	50.0%	69,000	69	207

Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions
	Eighth	14,862	7	5%	20.0%	166	1
	Seventh	17,271	9	6%	22.5%	170	1
	Sixth	17,678	10	7%	25.0%	173	1
	Fifth	18,058	12	8%	27.5%	176	1
21,726	Fourth	17,678	13	9%	30.0%	180	1
21,726	Third	18,058	14	10%	32.5%	183	2
21,726	Second	10,840	16	11%	35.0%	187	2
1,247	Mezzanine		17	12%	38.75%	192	2
14,527	Ground	7,104	18	13%	42.5%	197	2
80,952		121,549	20	14%	46.3%	202	2
			21	15%	50.0%	207	3

Base Project # of Units

Floor

Proposed Project # of Units

41

Fourth

33

41

Third

33

41

Second

16

15

Ground

Proposed Area:

121,549

Proposed Units:

207

Average Unit Size:

587

#Concessions

1. Open space reduction

2. Commercial Min. Frontage reduction

3. Commercial Min. % Site Area reduction

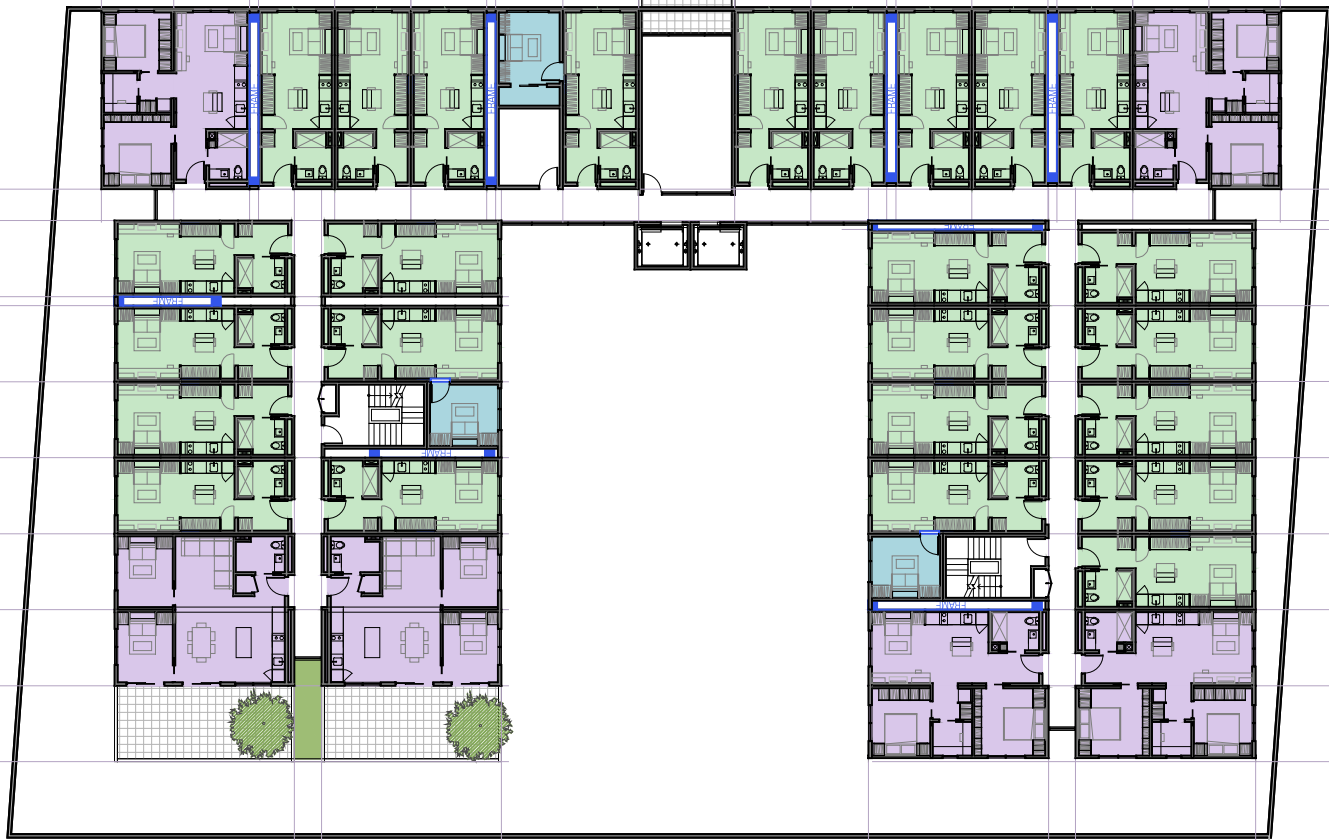
BASE PROJECT ZONING COMPLIANCE TABLE					
ZONING	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	CODE SECTION	PROPOSED BASE PROJECT	ZONING COMPLIAN CE
TOTAL LOT SIZE (SQ. FT.)			C-U UASP OVERLAY		
TOTAL LOT SIZE (ACRES)			28,936		
LOT COVERAGE	100%	100%	0.66		
FLOOR AREA RATIO (FAR)	3.00	3.00		75%	COMPLIES
HEIGHT - FEET	48'-0"	48'-0"		48'-0"	COMPLIES
HEIGHT - STORIES	4	4		4	COMPLIES
SETBACK - FRONT (UNIVERSITY)	2' AVG.	2' AVG.		2' AVG.	COMPLIES
SETBACK - REAR	10 feet or 10% of the lot depth	10 feet or 10% of the lot depth		10 feet or 10% of the lot depth	COMPLIES
SETBACK - STREET SIDE (CALIFORNIA)	2' AVG.	2' AVG.		2' AVG.	COMPLIES
SETBACK - INTERIOR SIDE	0'	0'		5'	COMPLIES
DWELLING UNITS (SEE TABLE)	NA	NA		138	COMPLIES
RESIDENTIAL BEDROOMS	NA	NA		149	COMPLIES
RESIDENTIAL BEDS	NA	NA		149	COMPLIES
RESIDENTIAL PARKING (SEE TABLE)	0	0		7	COMPLIES
COMMERCIAL PARKING (SEE TABLE)	12	11		12	COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	50	50		52	COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	4	4		4	COMPLIES
COM. BIKE PARKING SHORT TERM (SEE TABLE)	3	3		3	COMPLIES
RESIDENTIAL OPEN SPACE (SEE TABLE)	27600	0	23.204.060.D.3.(a)	6536	COMPLIES
COMMERCIAL OPEN SPACE (SEE TABLE)	n/a	0	23.204.060.D.3.(a)	0	COMPLIES
UASP - COMMERCIAL AREA (MIN. % SITE AREA)	30%			30%	COMPLIES
UASP - COMMERCIAL AREA (MIN. GSF)	8680.8			8681	COMPLIES
UASP - COMMERCIAL MIN. FRONTAGE (UNIVERSITY)	75%			75%	COMPLIES
UASP - OPEN SPACE ENHANCING ENTRY	10%	10%		10%	COMPLIES
UASP - MIN. AREA OF PEDESTRIAN PLAZA OPEN SPACE	1%	1%		1%	COMPLIES

PARKING CALCULATIONS					
	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	138	0.5 MAX	1	0	7
COMMERCIAL	5787	2.0	1,000	12	12

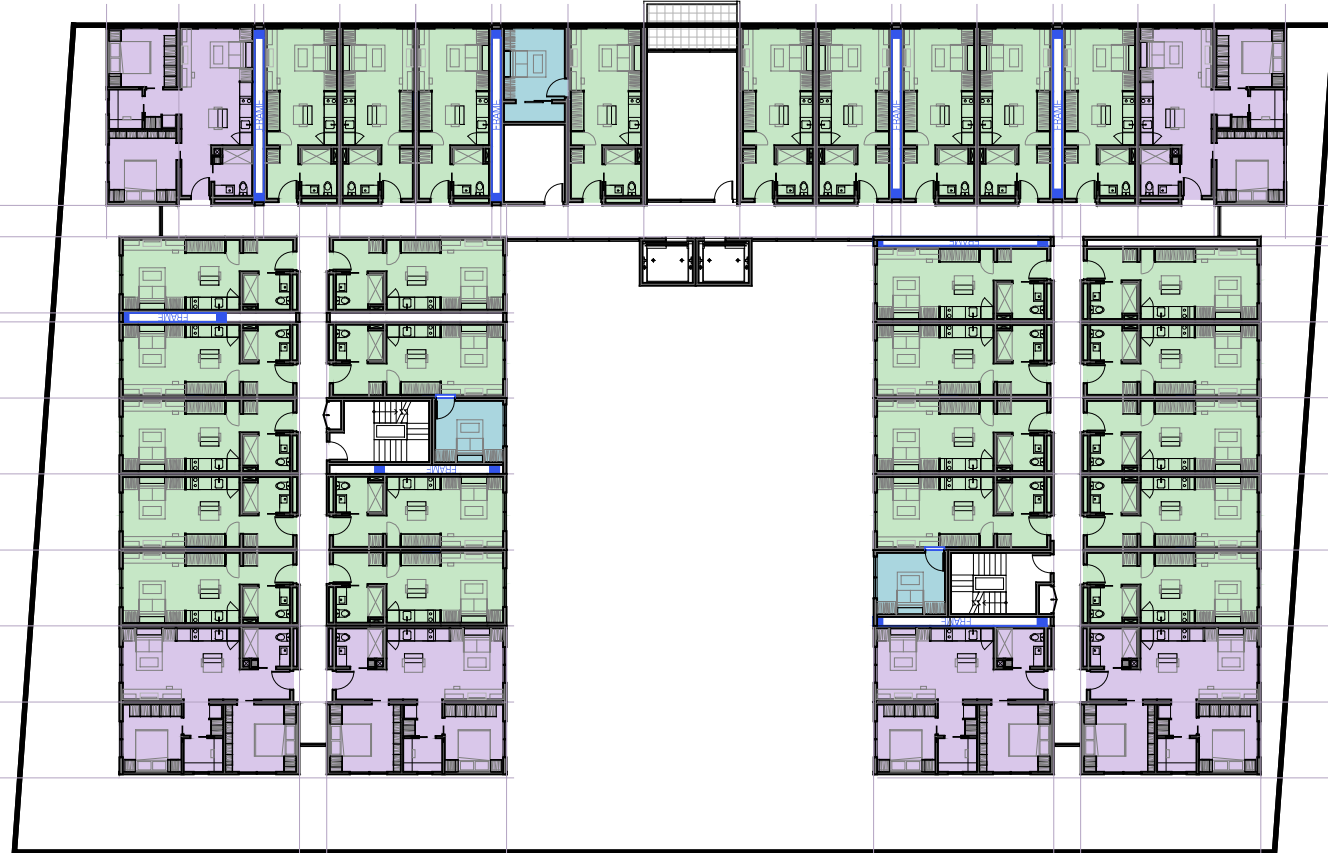
BICYCLE PARKING CALCULATIONS					
	QNTY	BIKES	PER BEDROOM	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	149	1	3	50	52
RESIDENTIAL (SHORT TERM)	149	1	40	4	4
COMMERCIAL (SHORT TERM)	5787	1.0	2,000	3	3



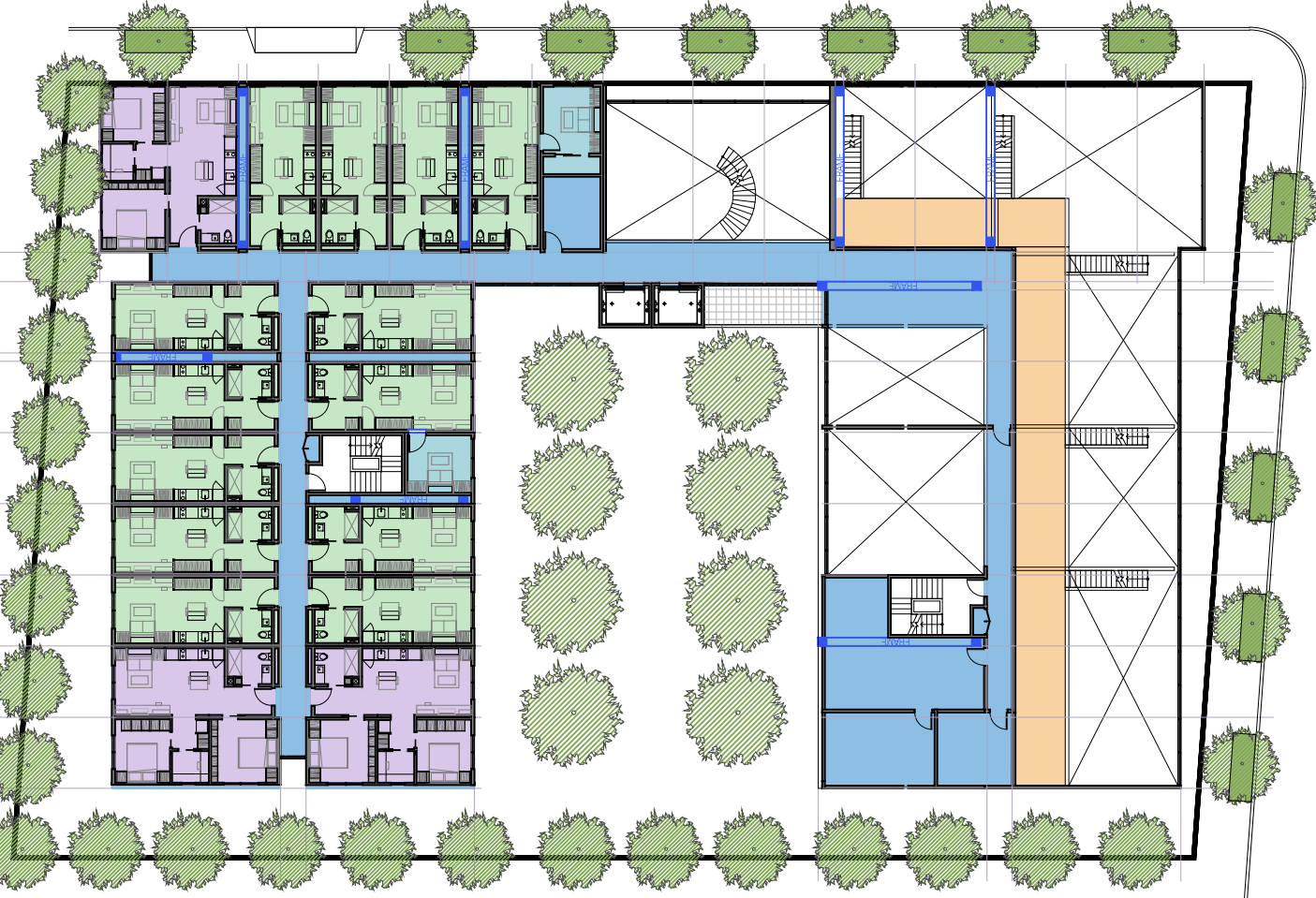
PLAN AT LEVEL 8



PLAN AT LEVEL 7



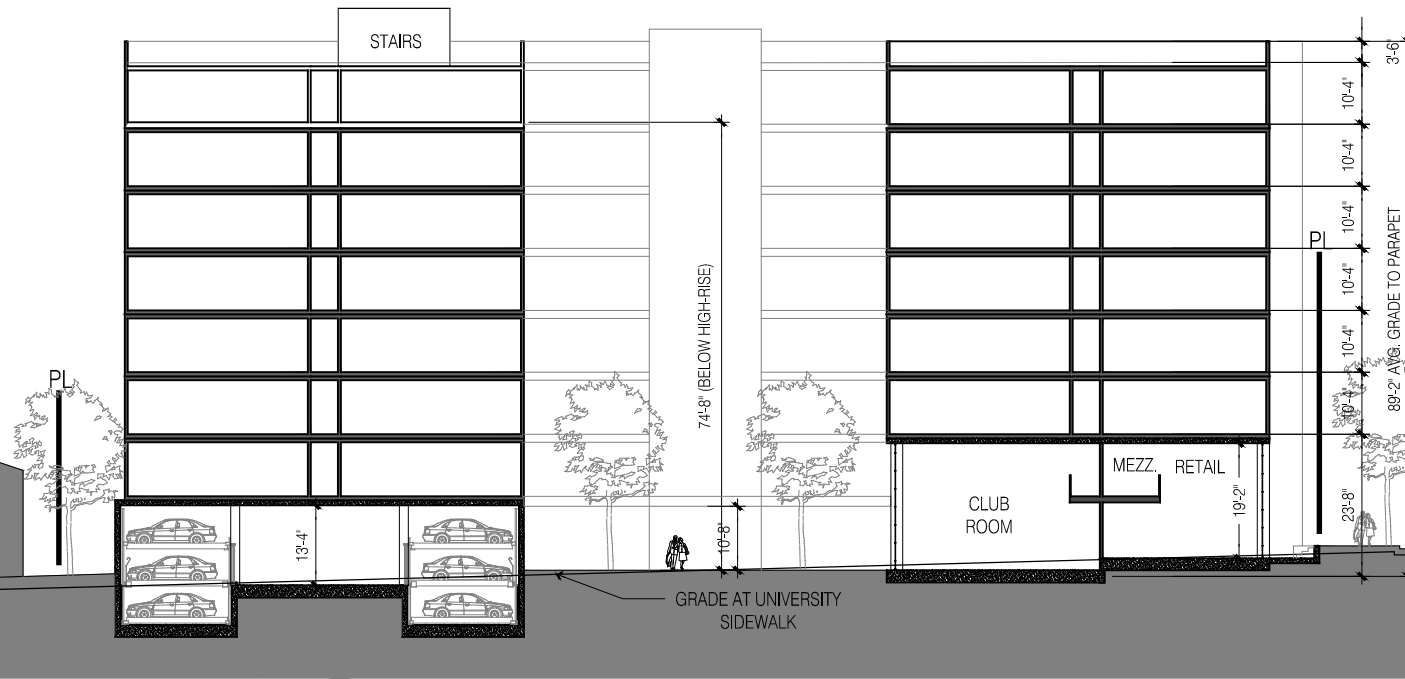
PLAN AT LEVELS 3-6



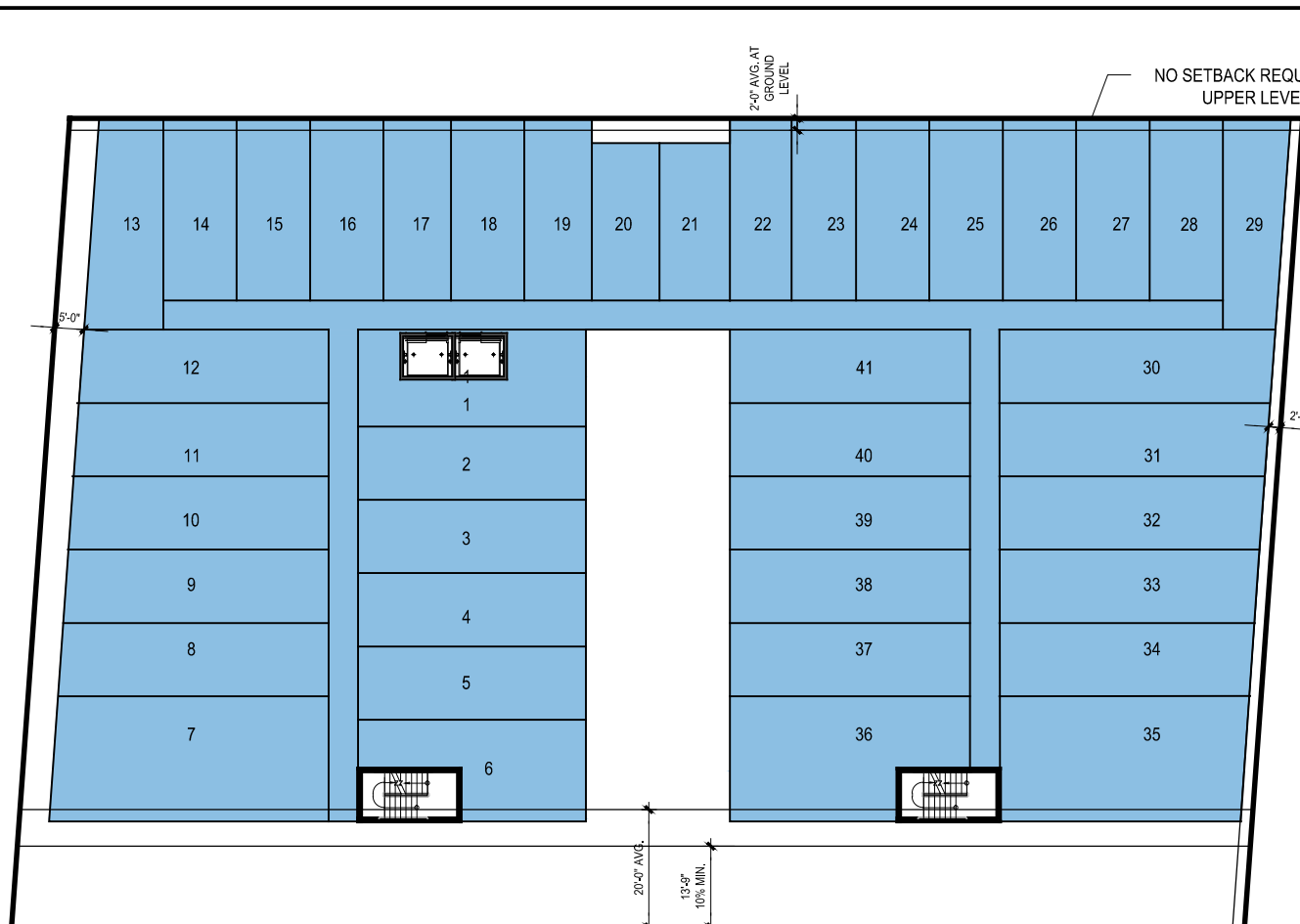
PLAN AT LEVEL 2



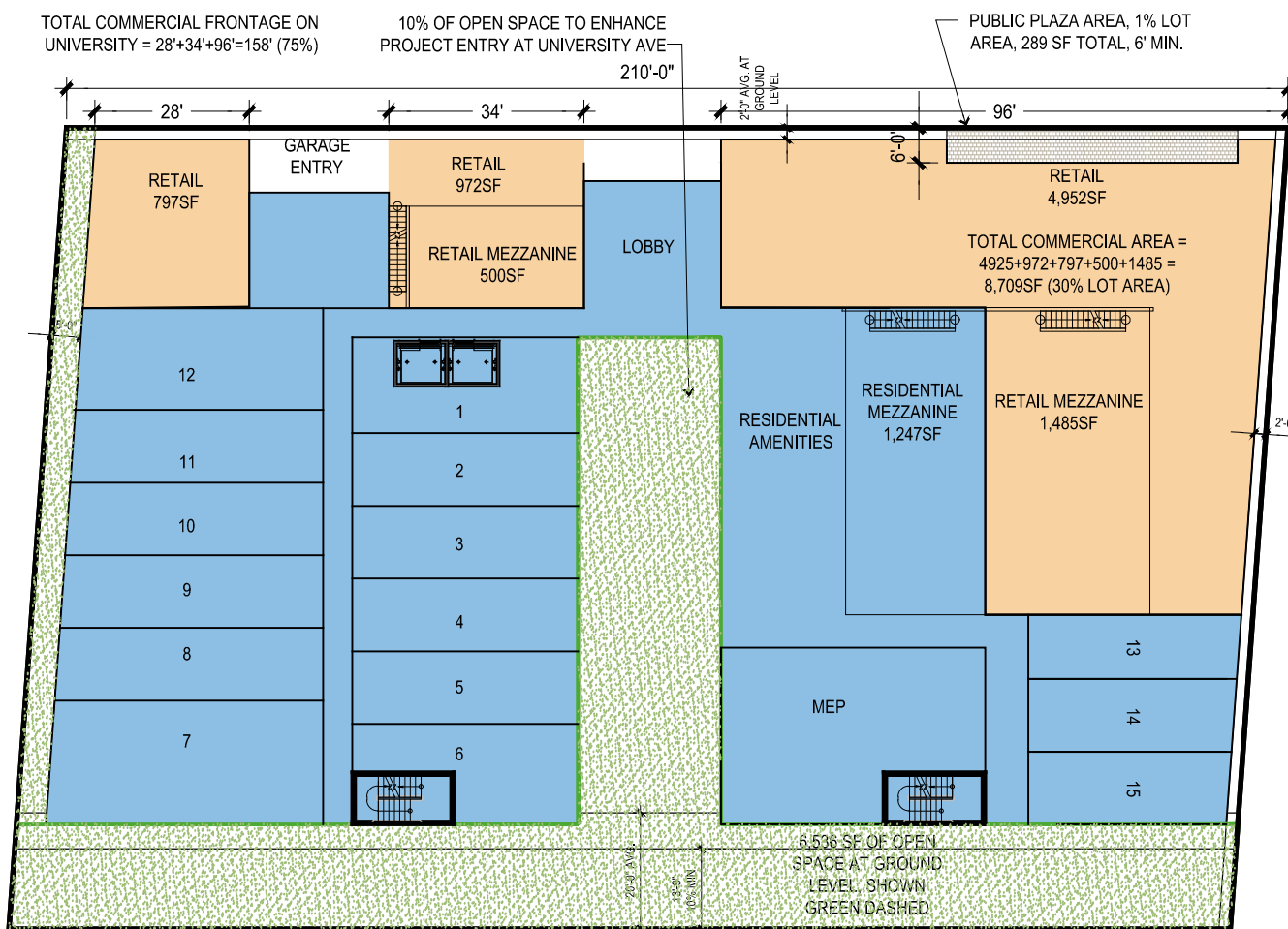
PLAN AT GROUND



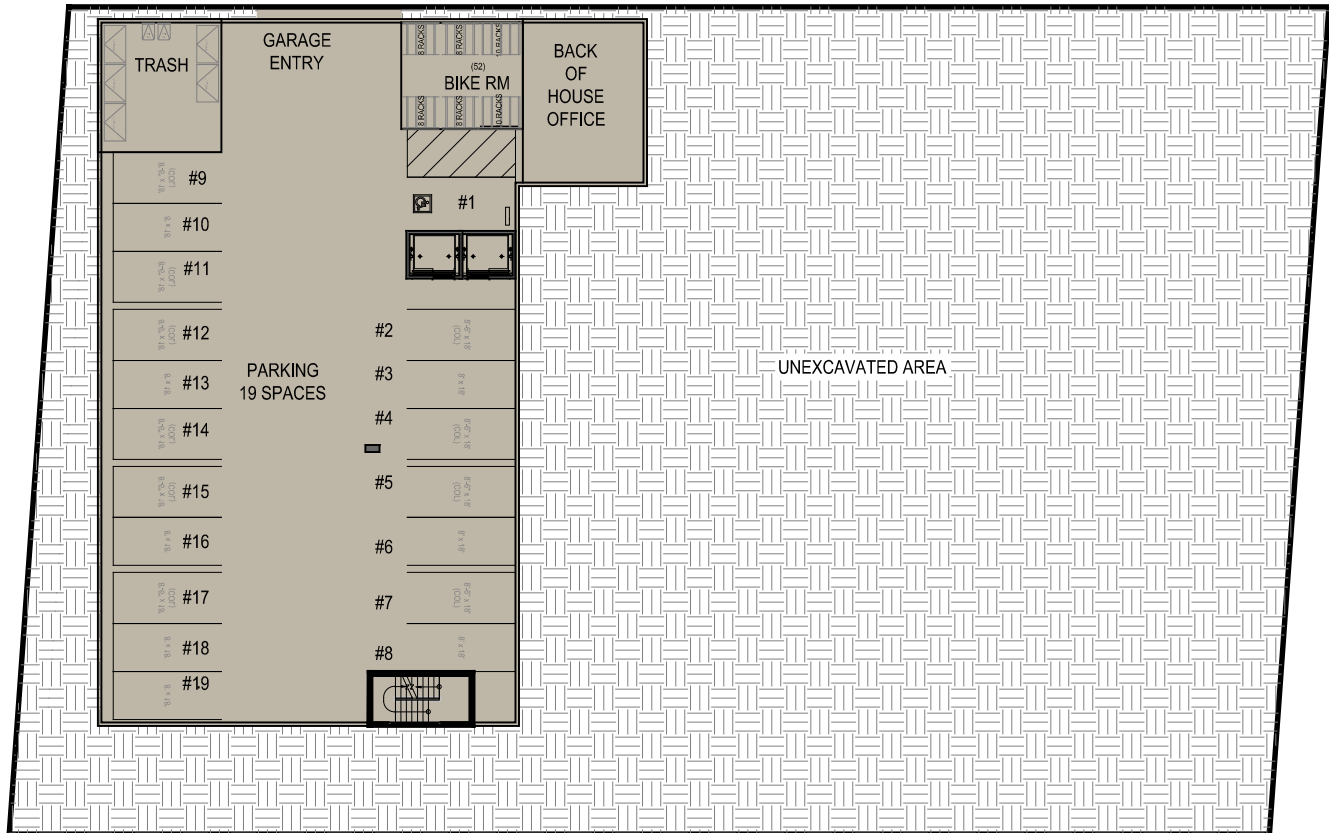
PROPOSED DENSITY BONUS PROJECT



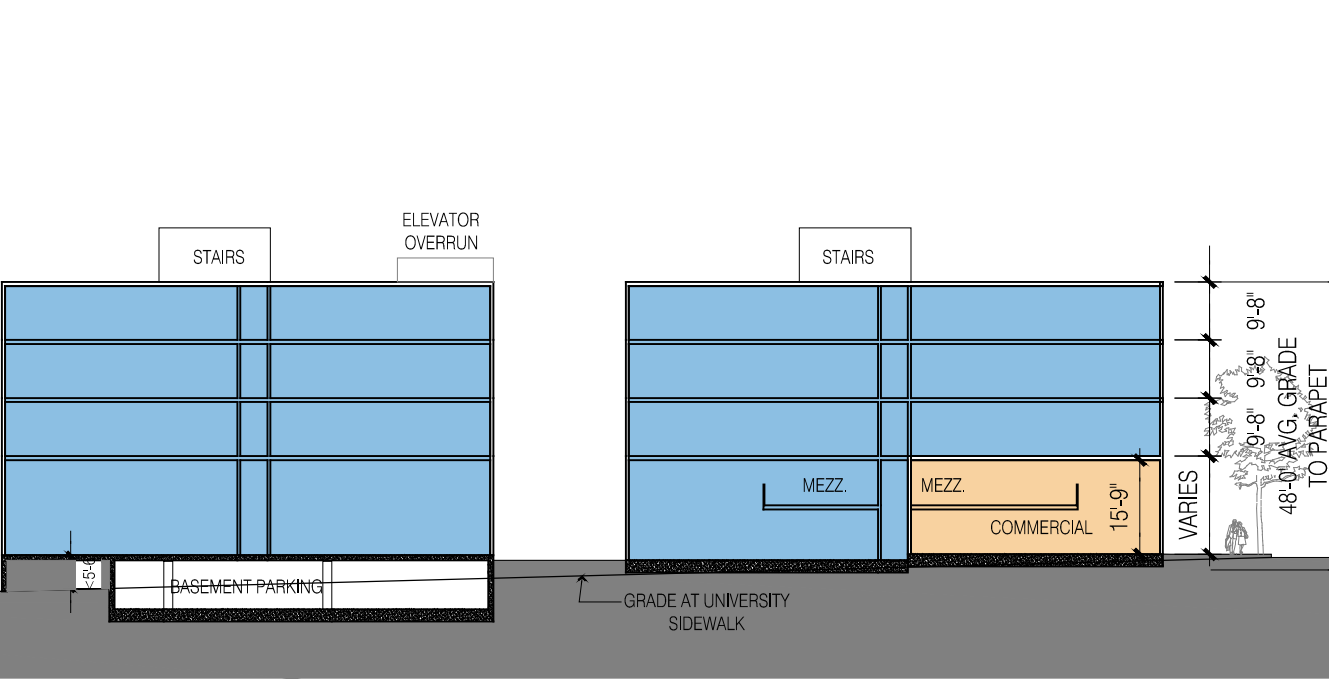
PLAN AT LEVELS 2-4



PLAN AT GROUND / MEZZANINE



PLAN AT BASEMENT PARKING



BASE PROJECT

1598 UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION
03.03.2022 DESIGN STUDIES
03.18.2022 REVISED BASE PLANS
04.01.2022 ZONING APPLICATION
07.20.2022 ZONING APPLICATION
09.06.2022 ZONING RESUBMISSION
10.28.2022 ZONING RESUBMISSION
12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

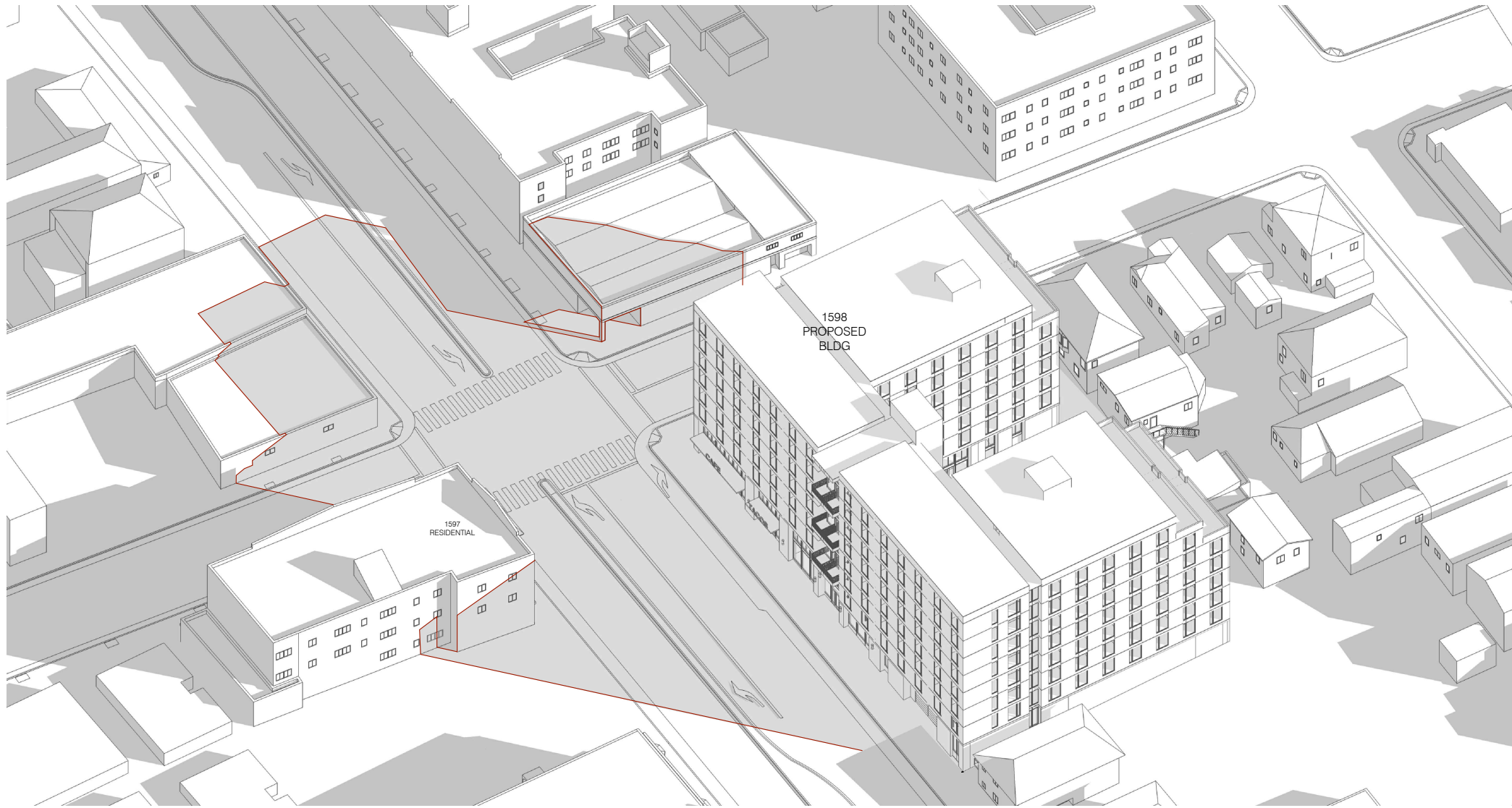
DENSITY BONUS
DIAGRAMS

A0.3A

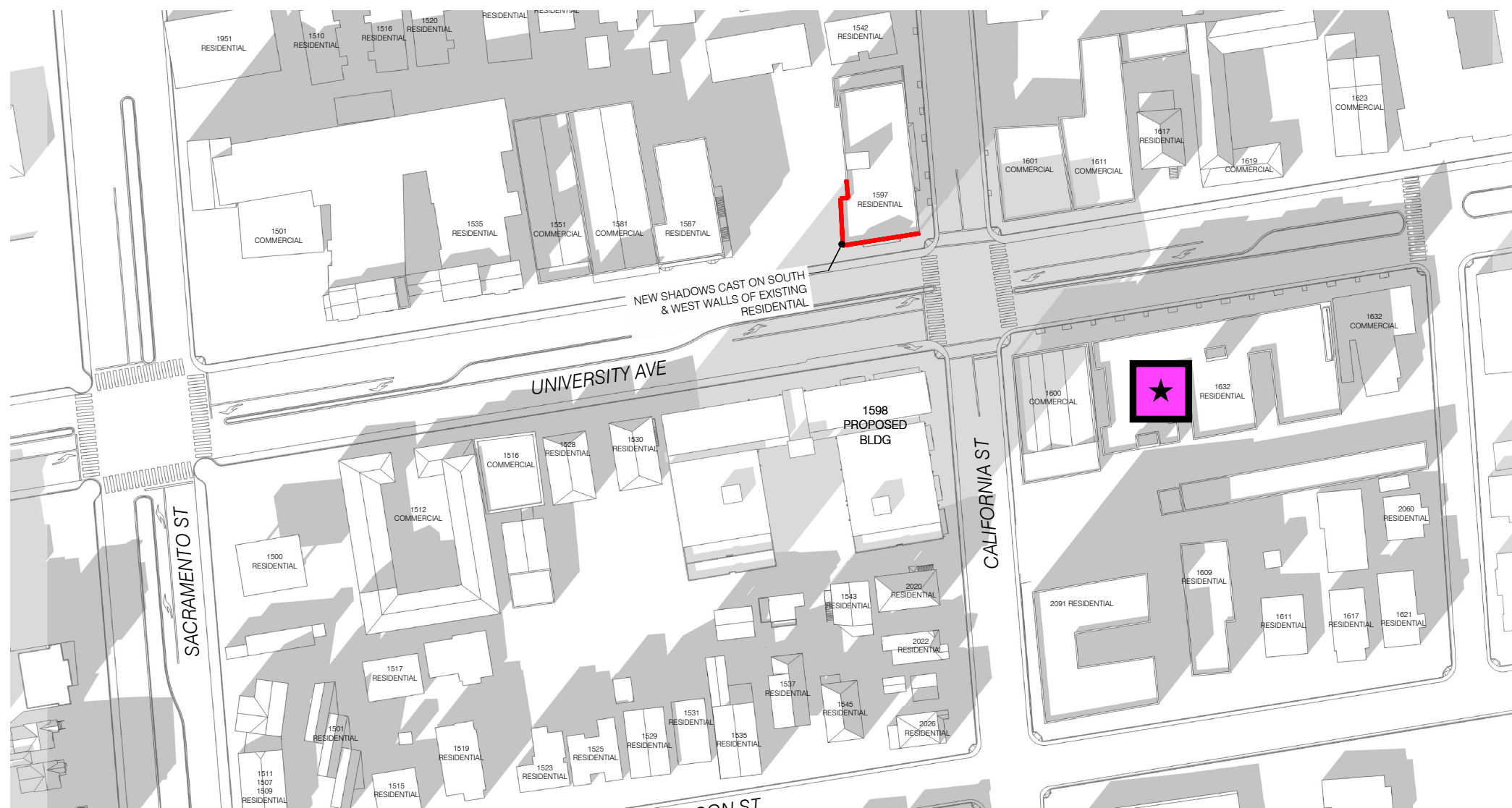
WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.

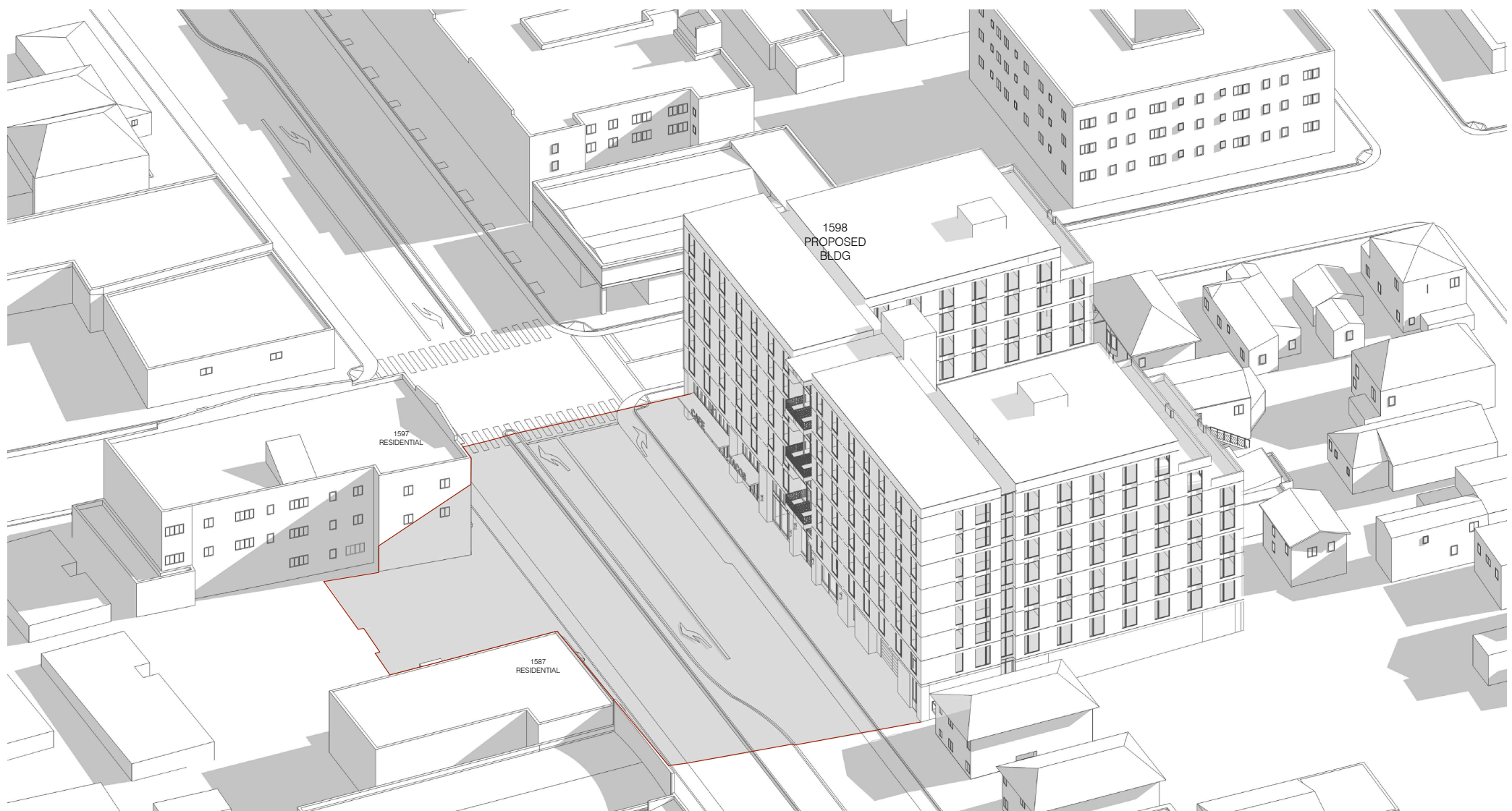


5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

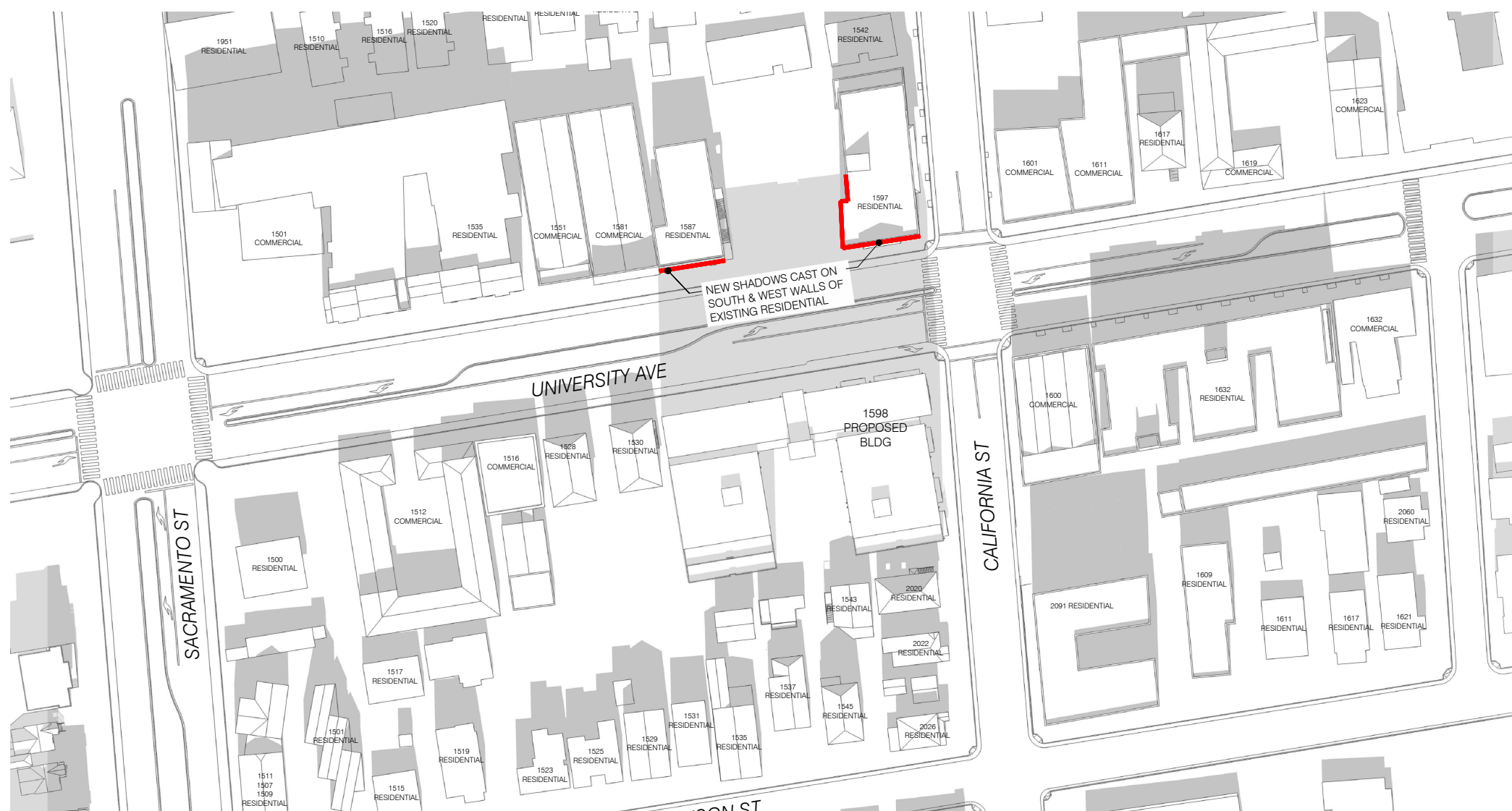
WINTER SOLSTICE
DEC 21ST:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.

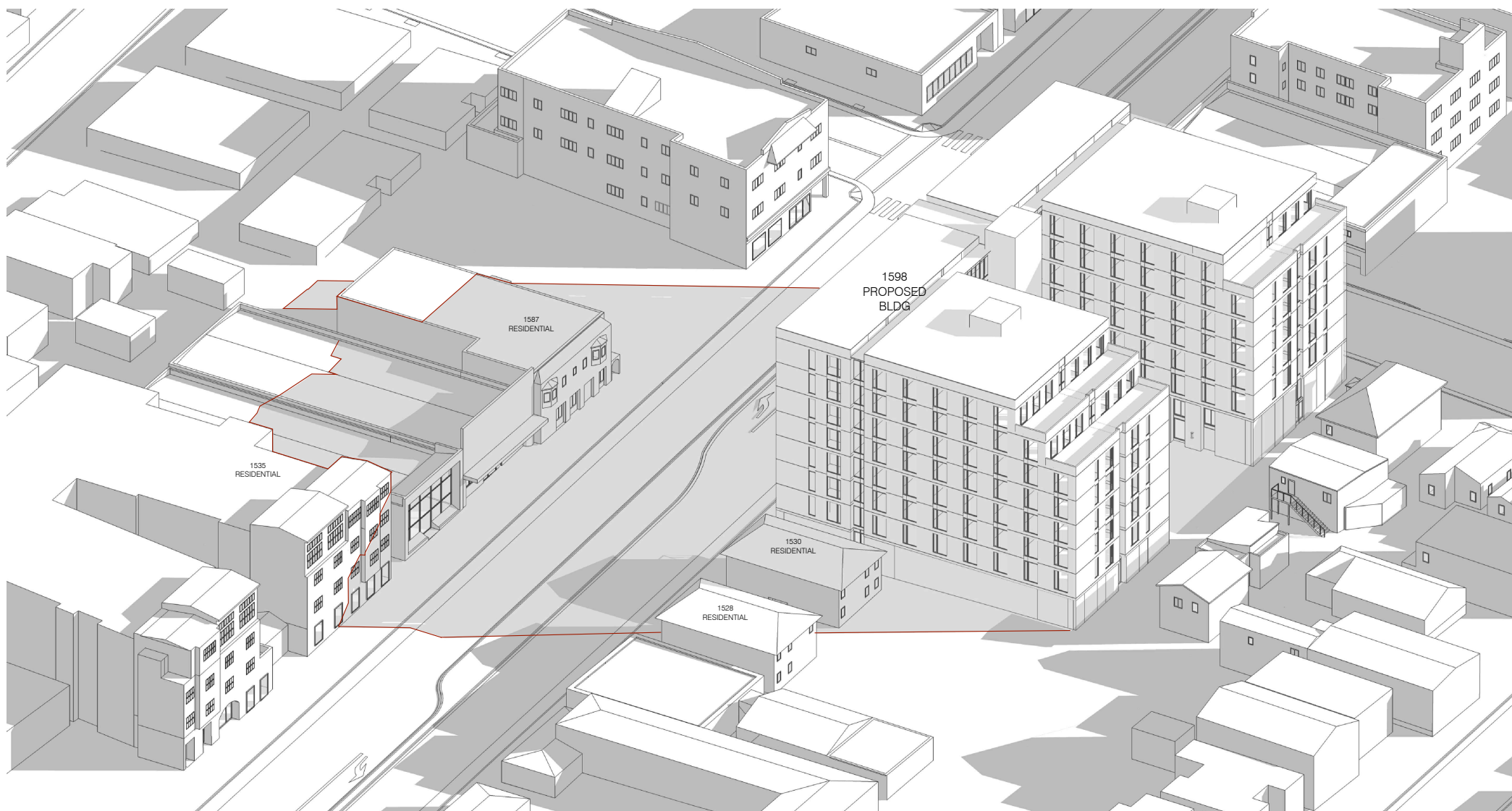


3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

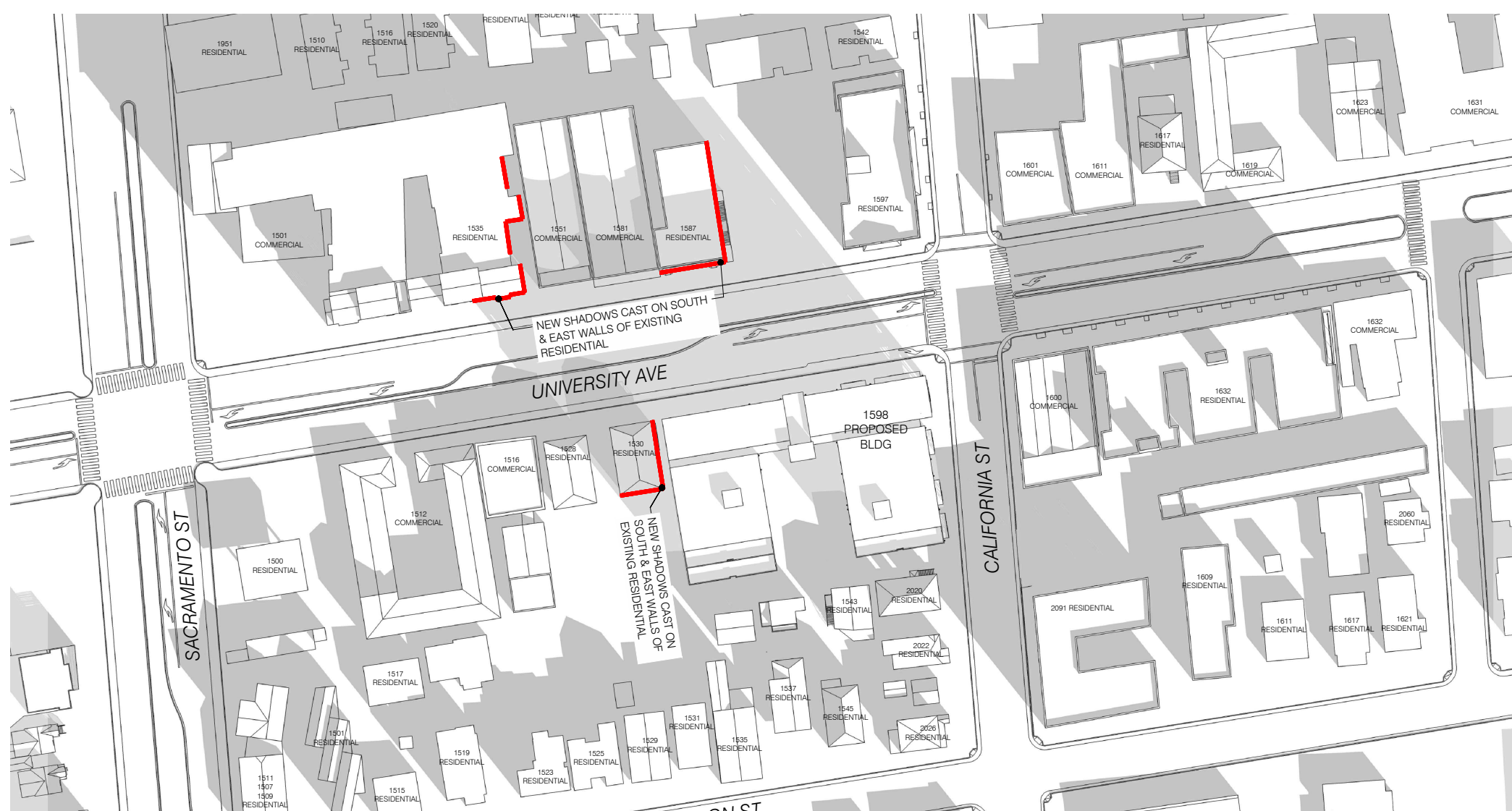
WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION

03.03.2022 DESIGN STUDIES

03.18.2022 REVISED BASE PLANS

04.01.2022 ZONING APPLICATION

07.20.2022 ZONING APPLICATION

10.28.2022 ZONING RESUBMISSION

12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

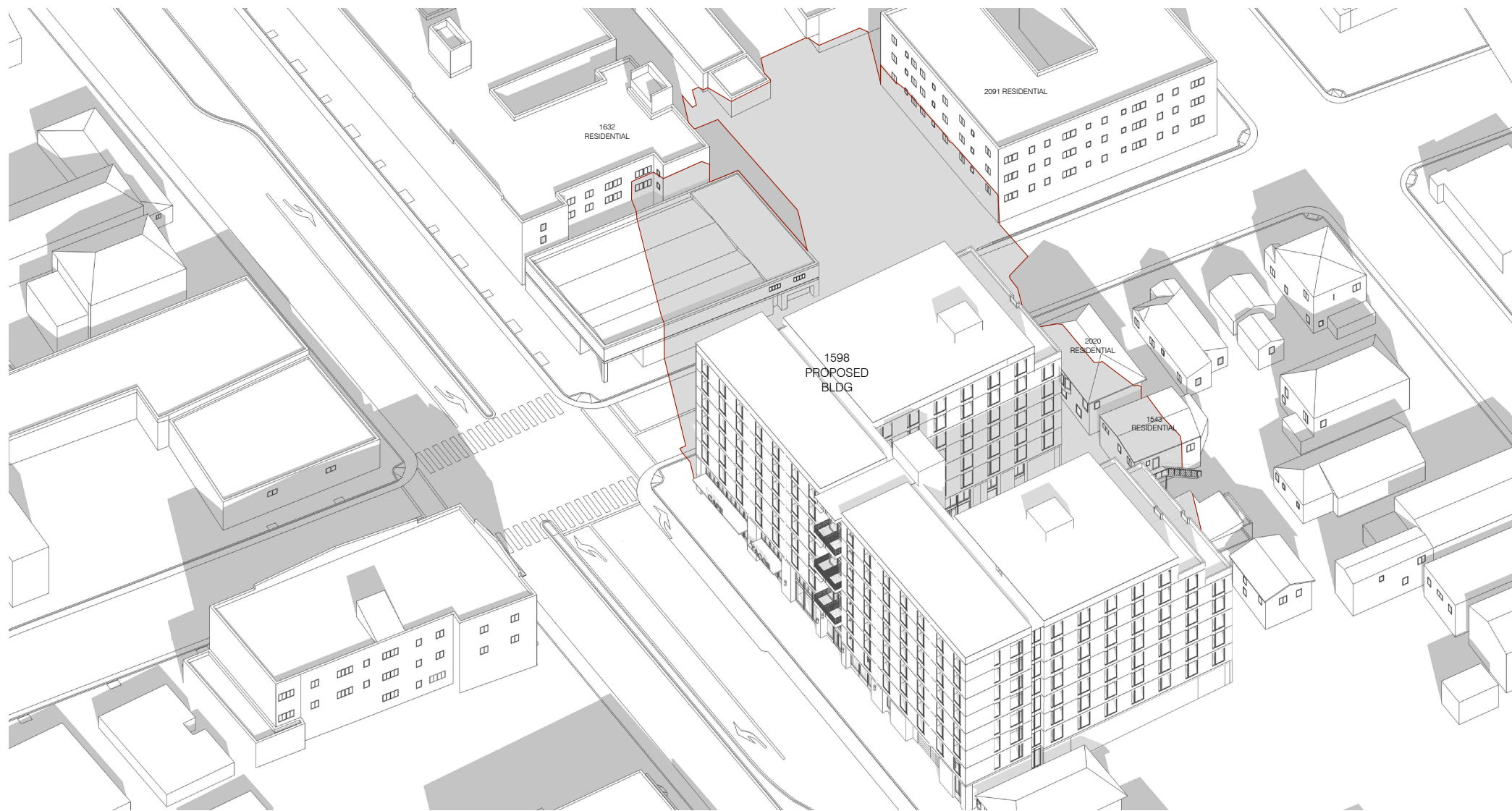
SHADOW STUDIES
DECEMBER 21ST

A0.4A

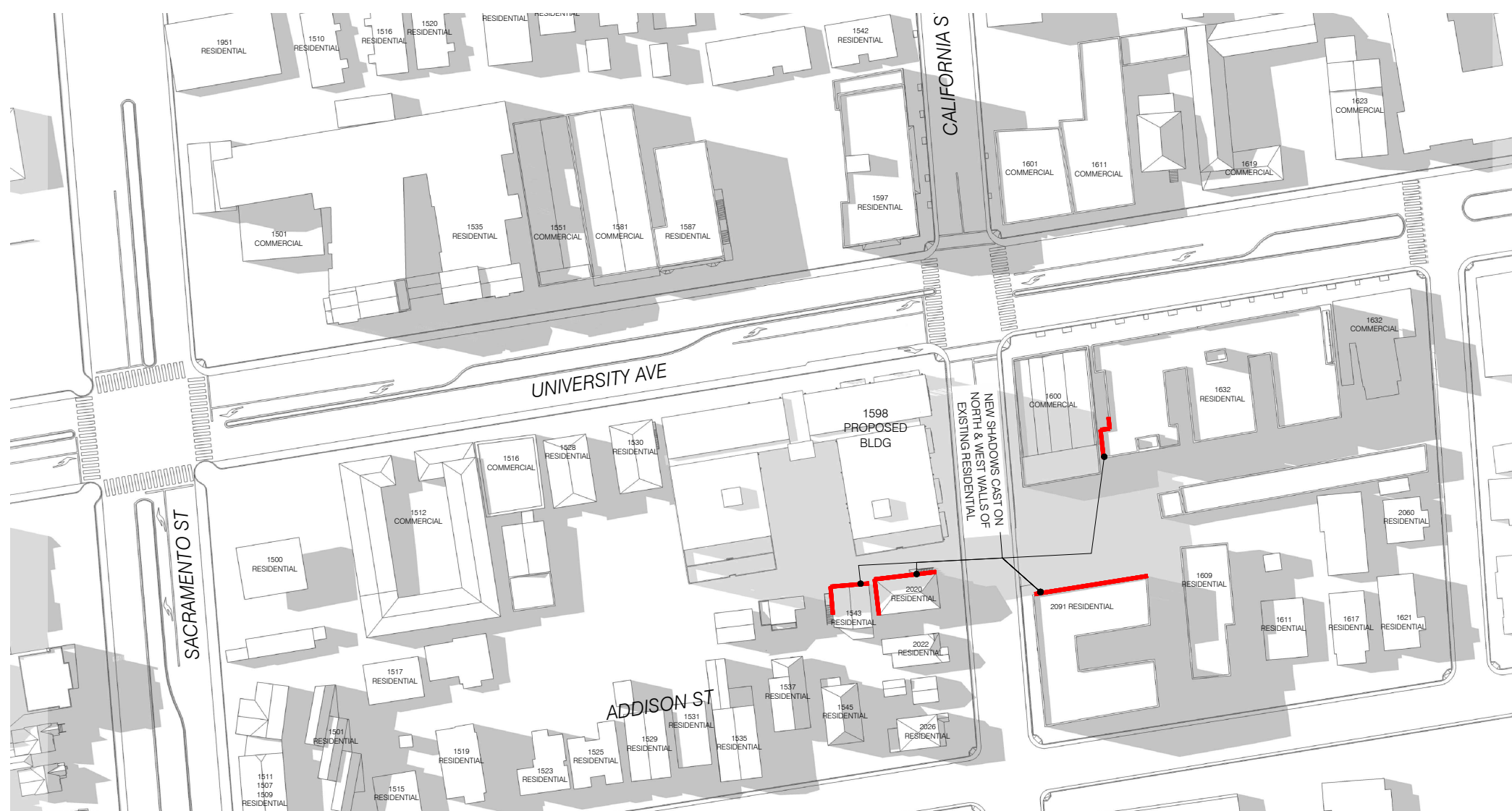
SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.

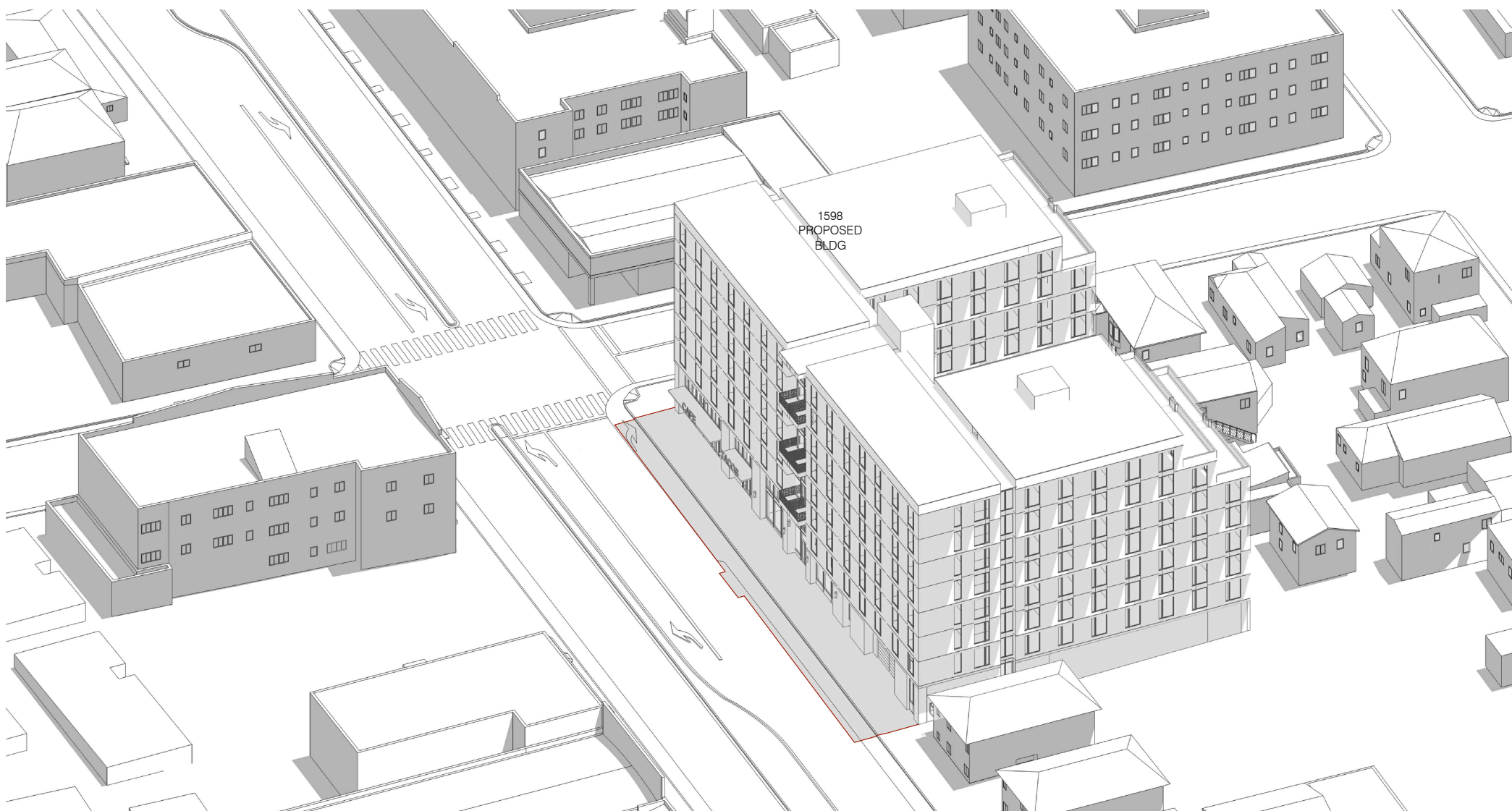


5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

SUMMER SOLSTICE
JUN 21ST:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

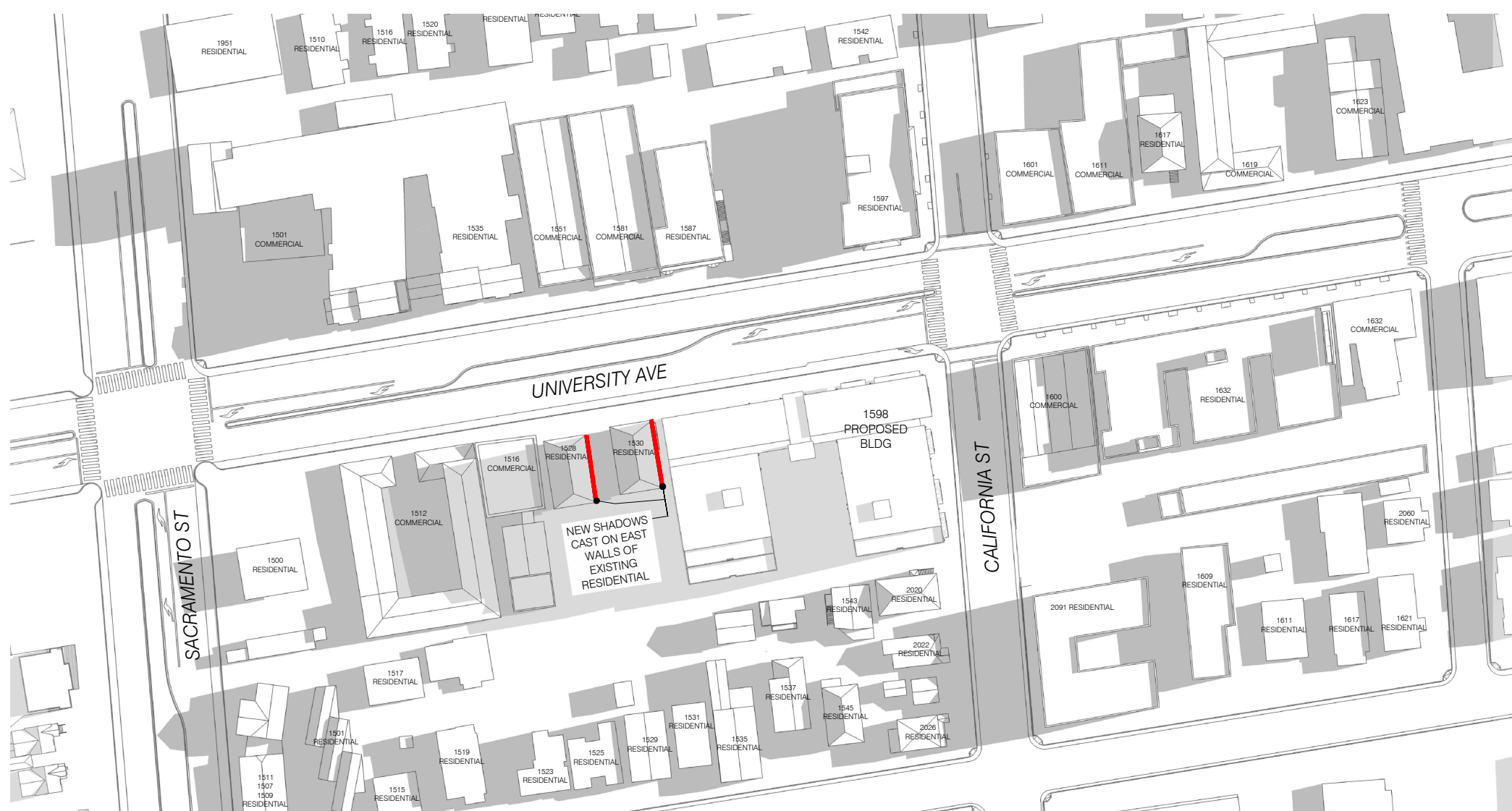
SUMMER SOLSTICE
JUN 21ST:
2-HRS AFTER SUNRISE (AM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
03.03.2022 DESIGN STUDIES
03.18.2022 REVISED BASE PLANS
04.01.2022 ZONING APPLICATION
07.20.2022 ZONING APPLICATION
10.28.2022 ZONING RESUBMISSION
12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

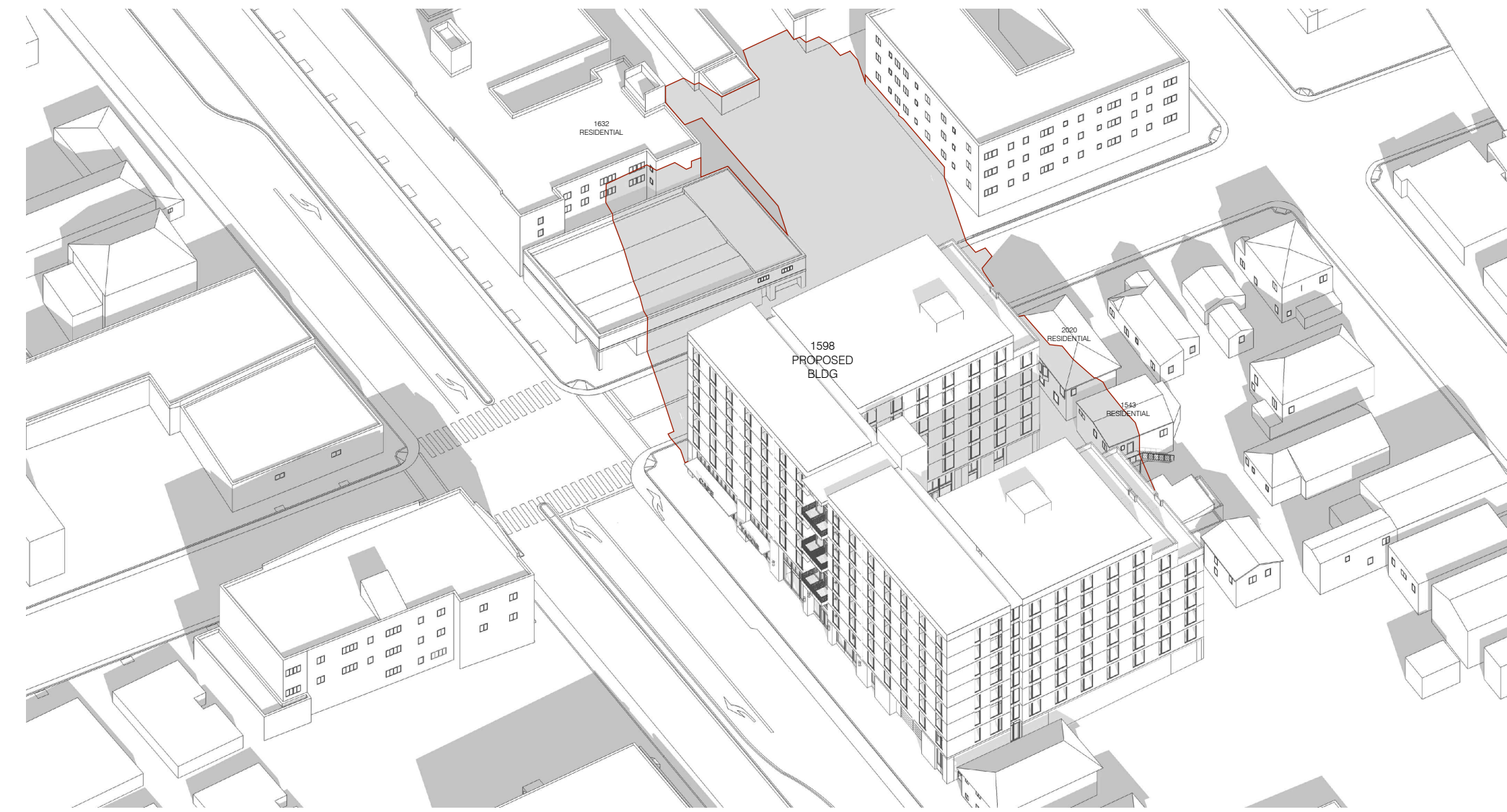
SHADOW STUDIES
JUNE 21ST

A0.4B

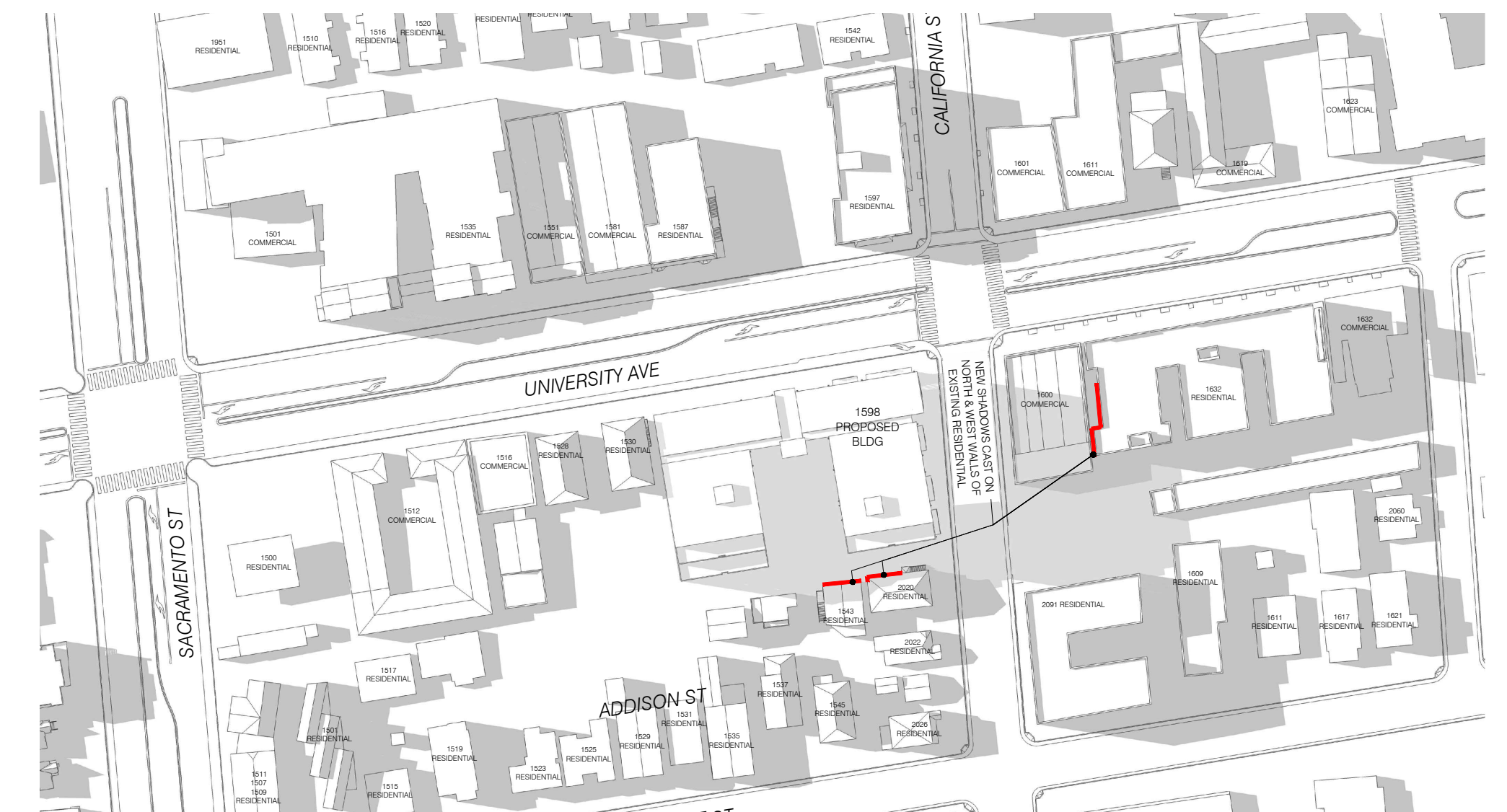
CURRENT
JULY 20:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.

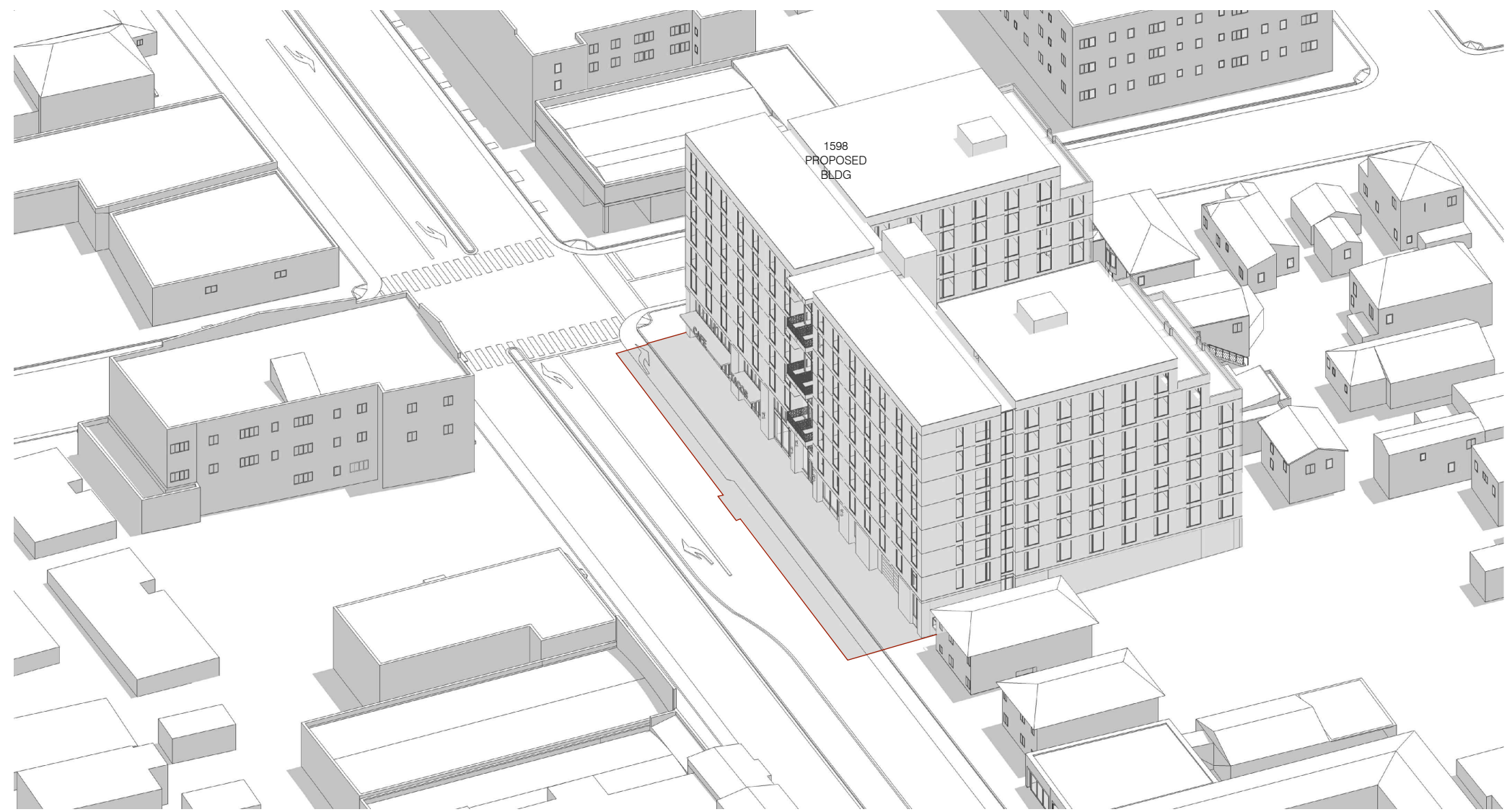


5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

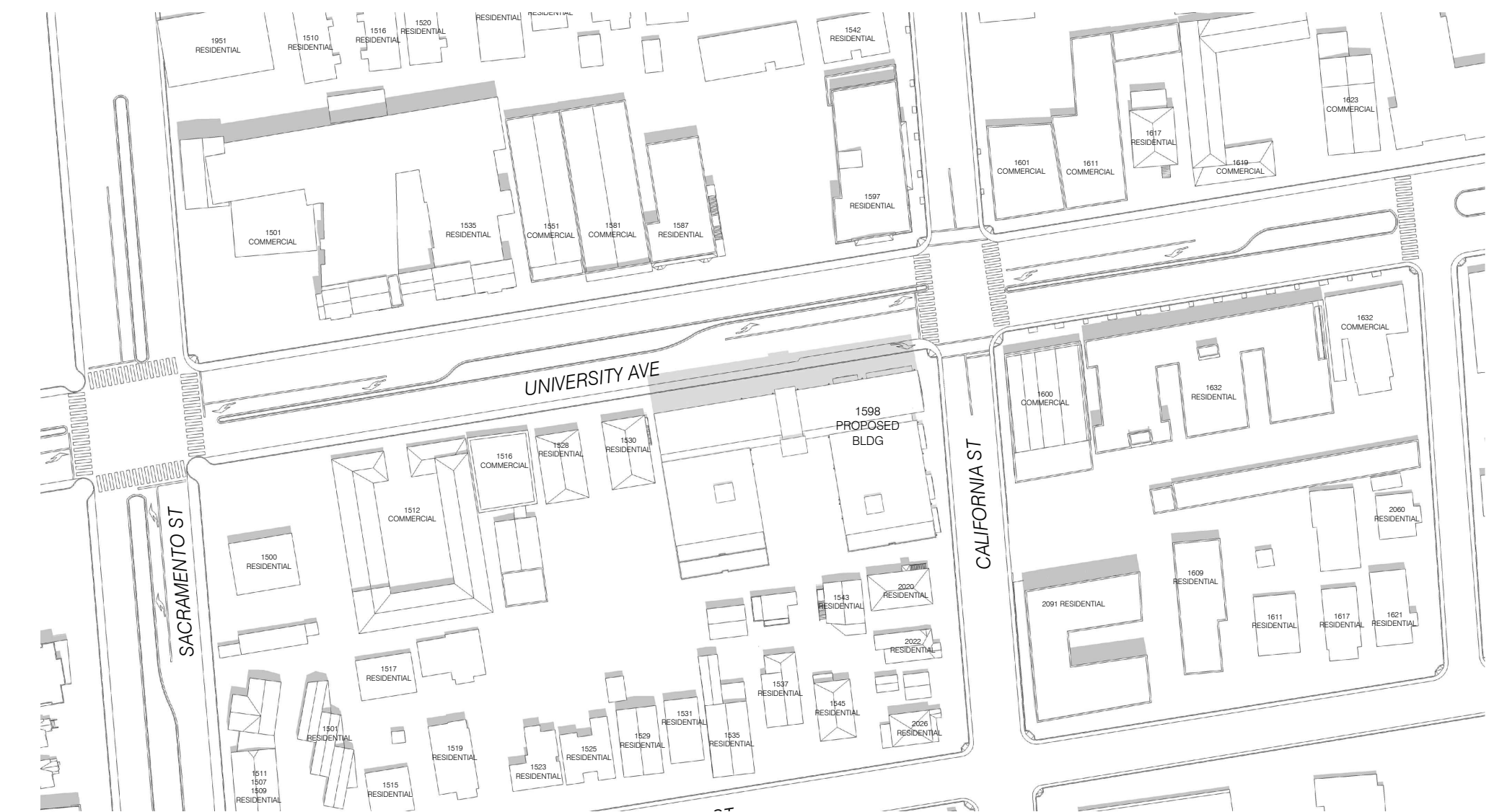
CURRENT
JULY 20:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

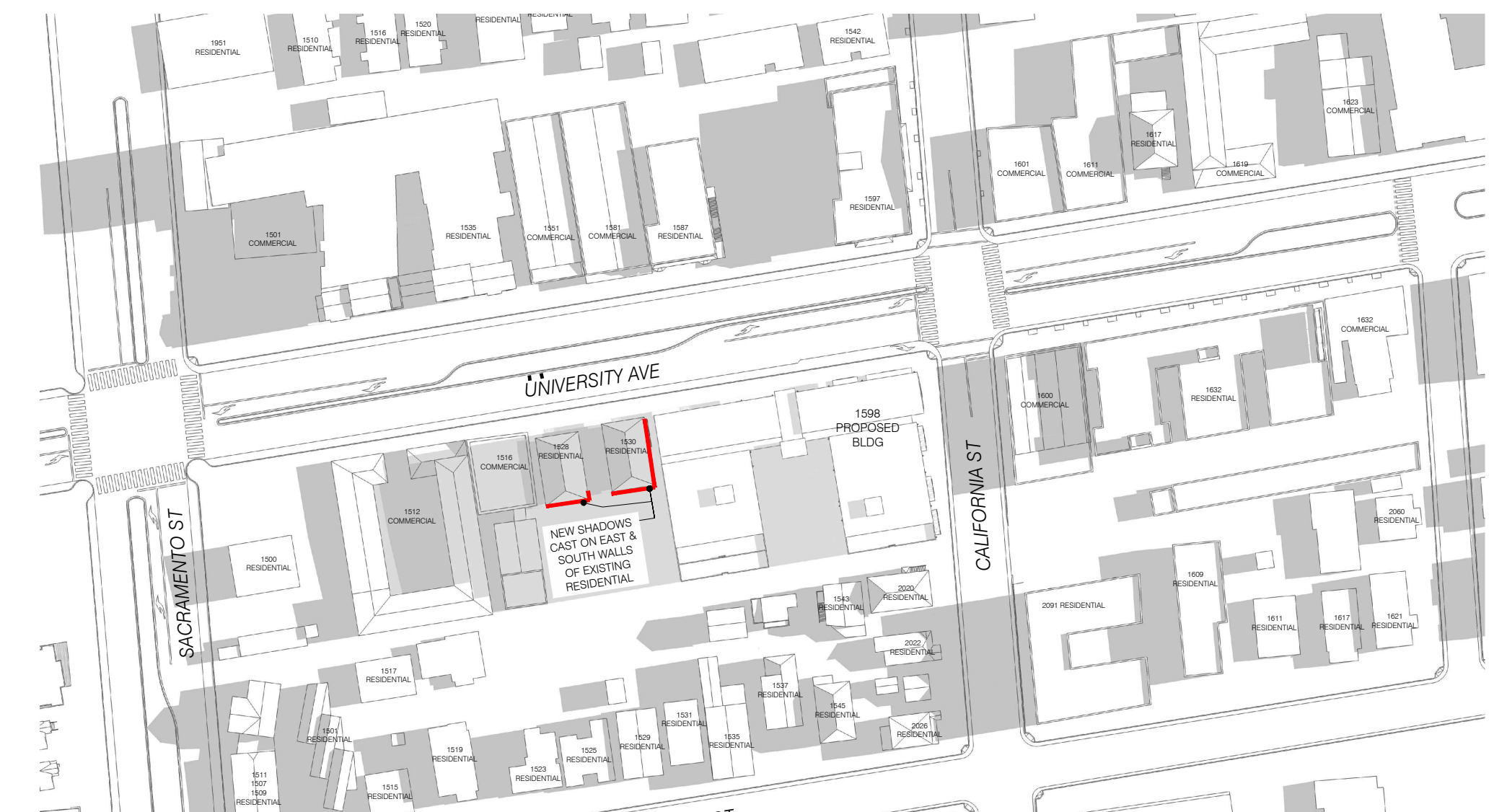
CURRENT
JULY 20:
2-HRS AFTER SUNRISE (AM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
03.03.2022 DESIGN STUDIES
03.18.2022 REVISED BASE PLANS
04.01.2022 ZONING APPLICATION
07.20.2022 ZONING APPLICATION
10.28.2022 ZONING RESUBMISSION
12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:
SHADOW STUDIES
JULY 20

A0.4C

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

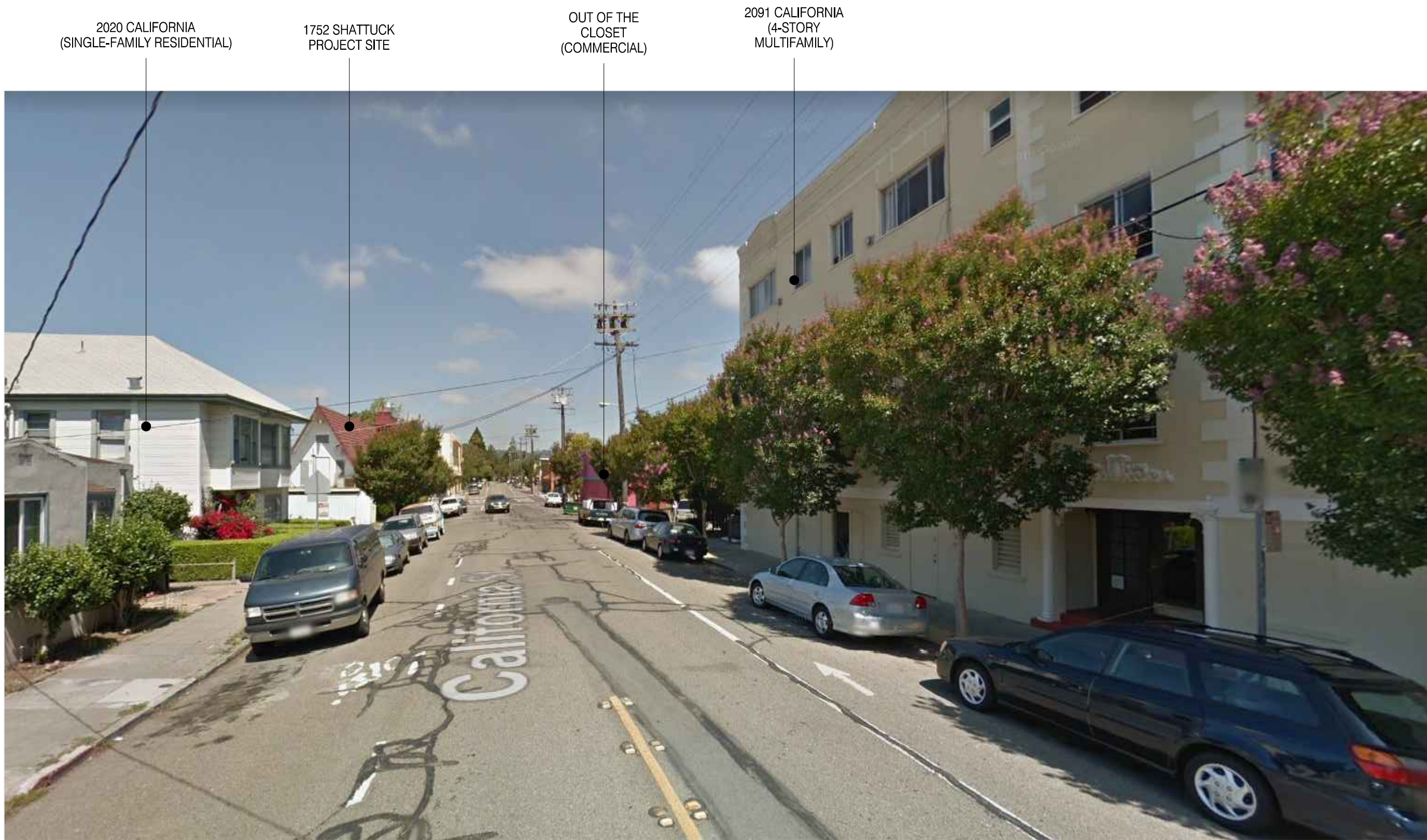
- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:
SITE CONTEXT
PHOTOS

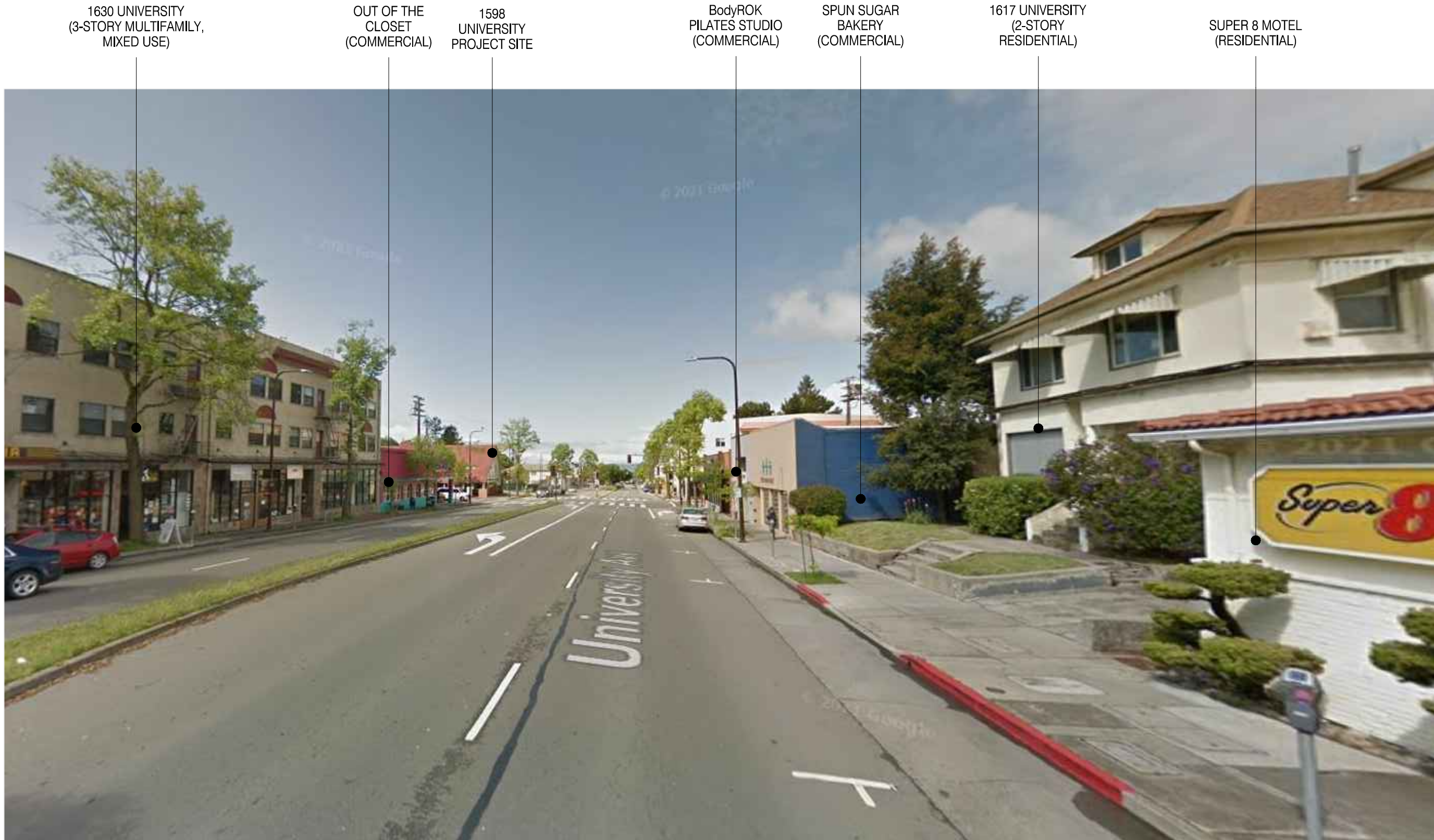
A0.5



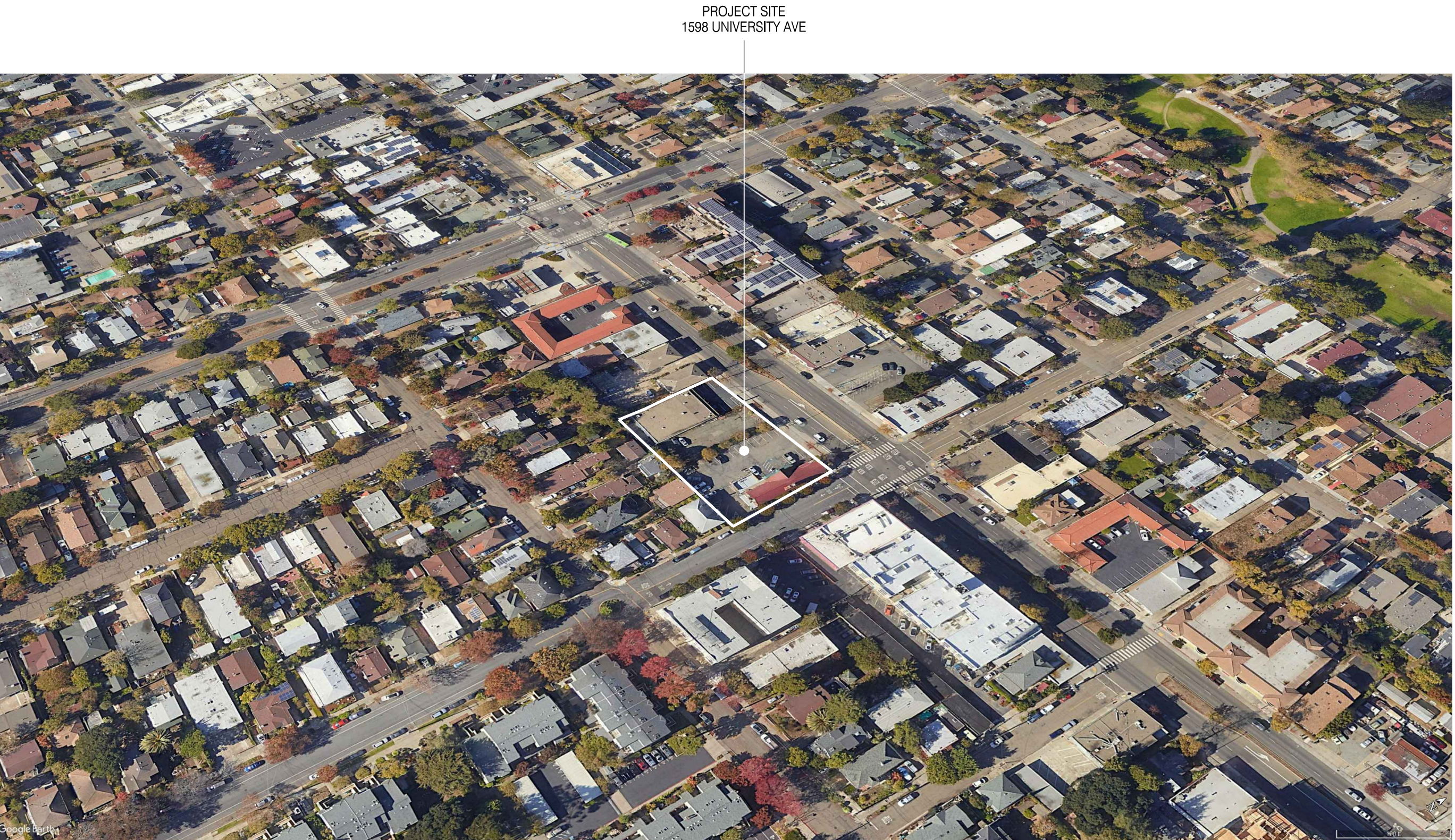
4
-
VIEW FROM CALIFORNIA LOOKING SOUTH



2
-
VIEW FROM UNIVERSITY AVE. LOOKING EAST



3
-
VIEW FROM UNIVERSITY AVE. LOOKING WEST



1
-
GOOGLE EARTH BIRD'S EYE CONTEXT VIEW



PROJECT SITE
1598 UNIVERSITY

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

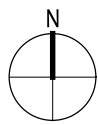
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:
VICINITY MAP

A0.6

1
-
NTS
VICINITY MAP



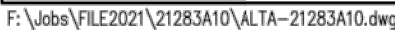
1548-1598 University Ave
Berkeley, CA

12.20.2022 ZONING RESUBMISSION

JOB: 2030

SHEET:

A1.1



JOB NO.: 21283A10 PLOT DATE: MARCH 25, 2022

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION

03.03.2022 DESIGN STUDIES

03.18.2022 REVISED BASE PLANS

04.01.2022 ZONING APPLICATION

07.20.2022 ZONING APPLICATION

10.28.2022 ZONING RESUBMISSION

12.20.2022 ZONING RESUBMISSION

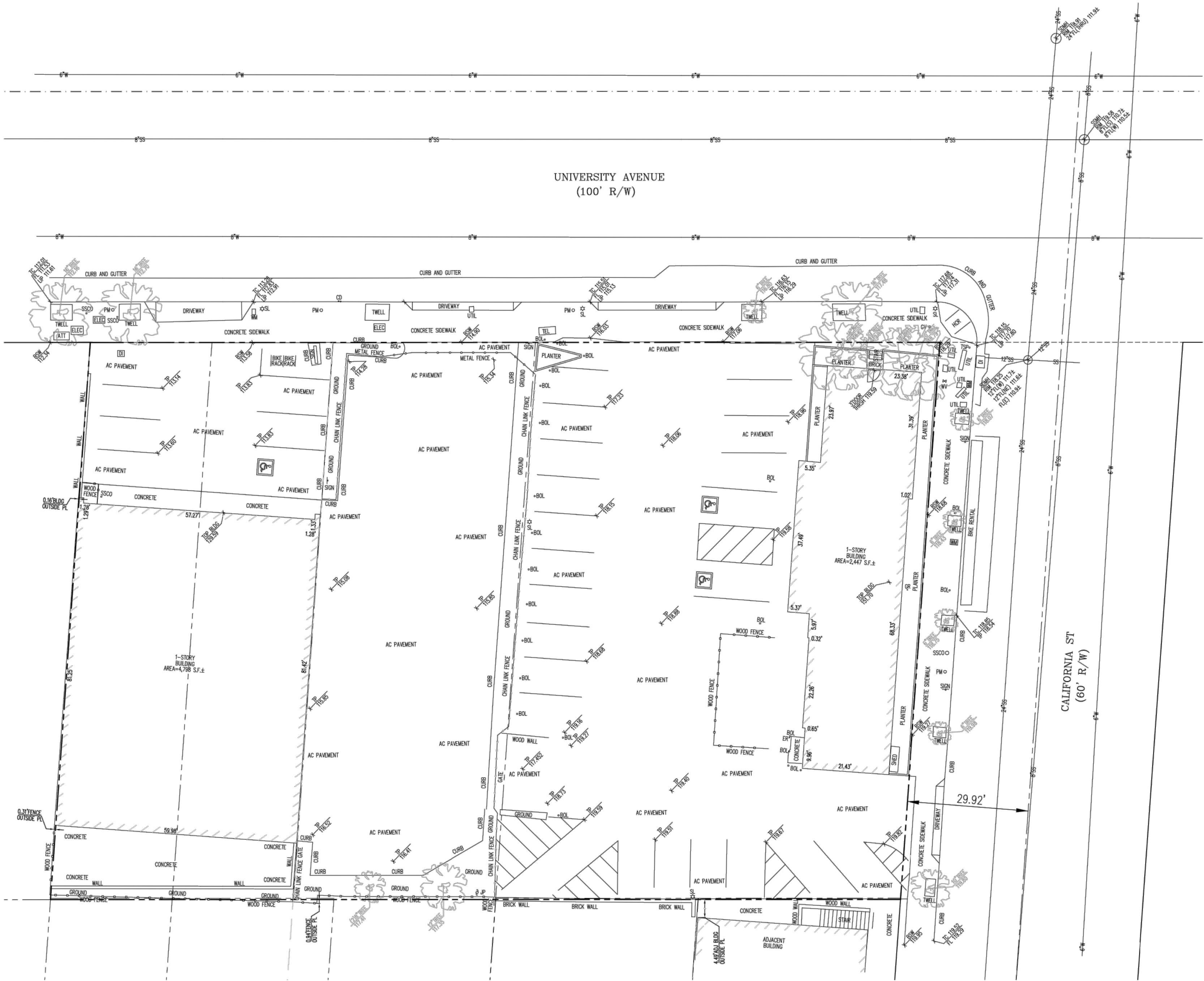
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

SURVEY

A1.2



LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY OF SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	INTERIOR PROPERTY LINE
---	MONUMENT LINE
---	CENTERLINE
---	TEL. LINE
---	OLD LOT LINE
AC PAVEMENT	ASPHALT CONCRETE
UTL	UTILITY BOX
PM	PARKING METER
HCR	HANDICAP RAMP
TSP	TRAFFIC SIGNAL POLE
SL	STREET LIGHT
GR	GAS RISER
WV	WATER VALVE
TWELL	TREE WELL
WM	WATER METER
SSOO	SANITARY SEWER CLEAN OUT
DI	DRAIN INLET
GV	GAS VALVE
TEL	TELEPHONE BOX
BOL	BOLLARD
SSMH	SANITARY SEWER MAN HOLE
CD	STORM DRAIN MAN HOLE
CD	CURB DRAIN
ELEC	ELECTRIC BOX
ADJ	ADJACENT
PL	PROPERTY LINE
PL	PLANTER
X-55.00	BACK OF SIDEWALK ELEVATION
X-65.00	UP OF GUTTER ELEVATION
X-65.04	TOP OF CURB ELEVATION
X-65.04	TOP OF PAVEMENT ELEVATION
X-65.04	FLOW LINE ELEVATION
---	TREE
SS	SANITARY SEWER LINE
W	WATER LINE
SD	STORM DRAIN LINE

ALTA/NSPS
LAND TITLE SURVEY
OF
1548, 1556 & 1598 UNIVERSITY AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
MARCH 2022
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
7308 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388



1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

EXISTING
SITE PLAN

A2.0



1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
03.03.2022 DESIGN STUDIES
03.18.2022 REVISED BASE PLANS
04.01.2022 ZONING APPLICATION
07.20.2022 ZONING APPLICATION
09.06.2022 ZONING RESUBMISSION
10.28.2022 ZONING RESUBMISSION
12.20.2022 ZONING RESUBMISSION

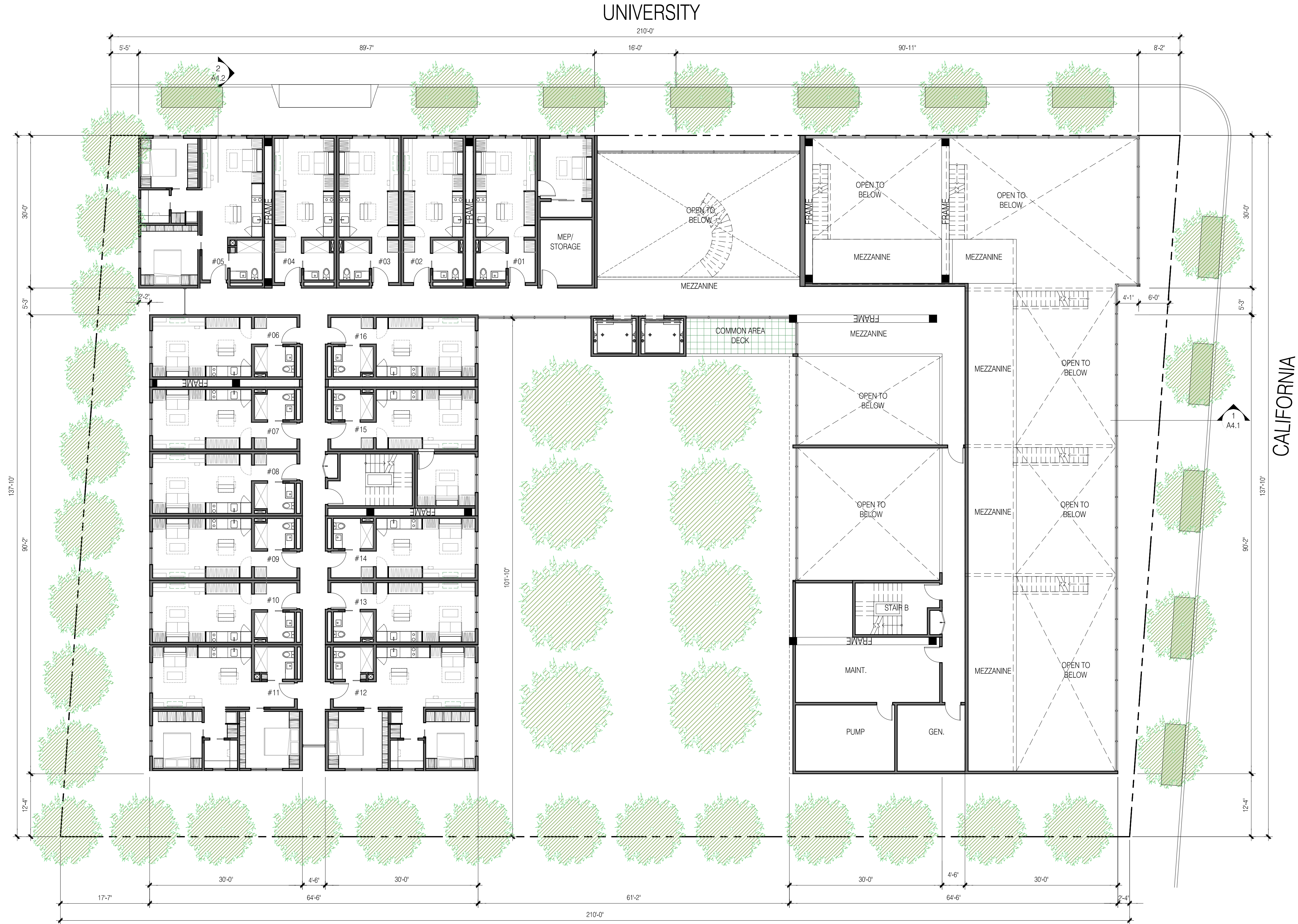
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

LEVEL 2
FLOOR PLAN

A2.2

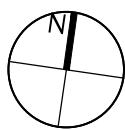


1
-

PLAN AT LEVEL 2

3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36

0 4 8 16



1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
03.03.2022 DESIGN STUDIES
03.18.2022 REVISED BASE PLANS
04.01.2022 ZONING APPLICATION
07.20.2022 ZONING APPLICATION
09.06.2022 ZONING RESUBMISSION
10.28.2022 ZONING RESUBMISSION
12.20.2022 ZONING RESUBMISSION

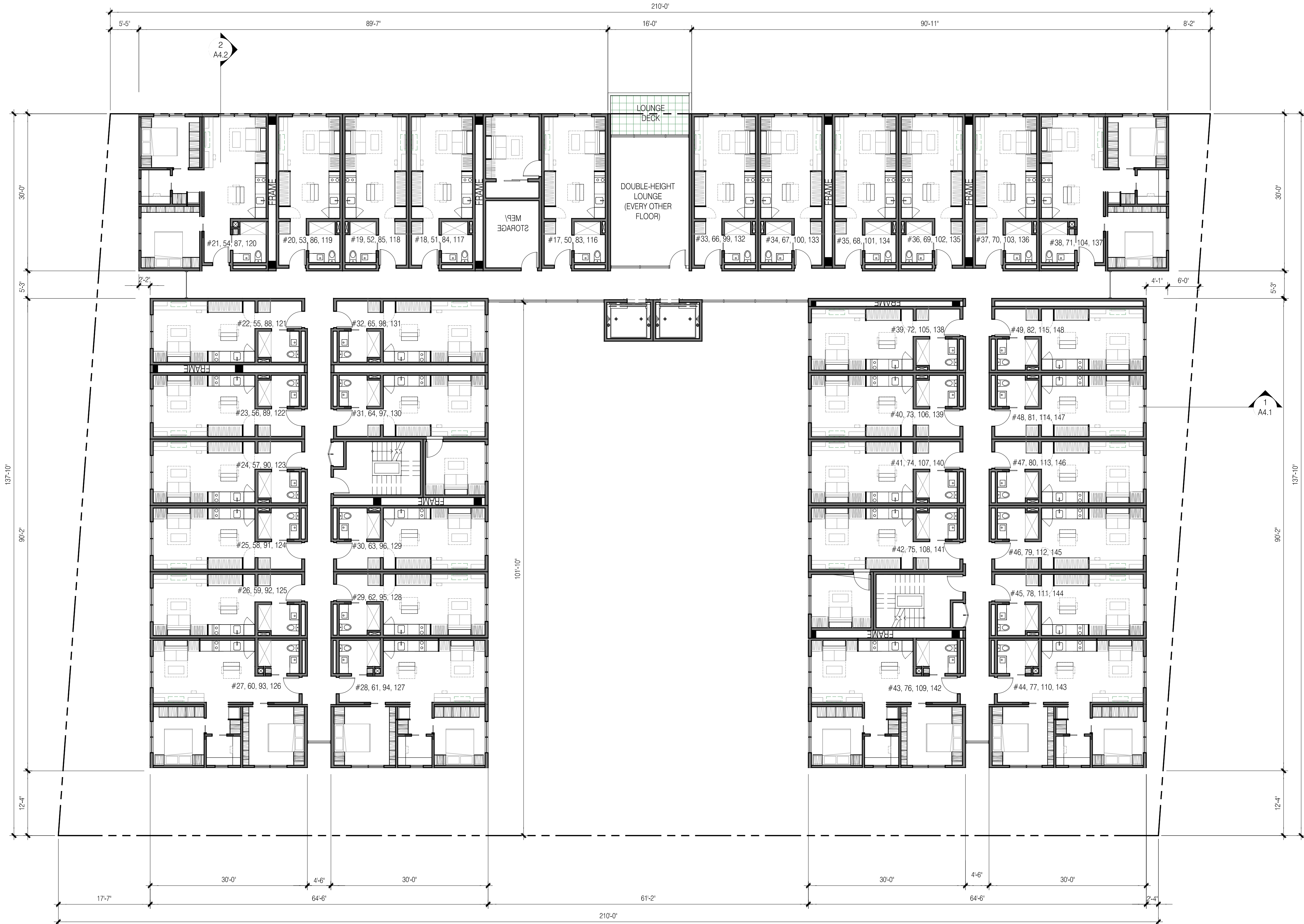
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

LEVELS 3-6
FLOOR PLANS

A2.3

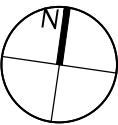


1
-

PLAN AT LEVELS 3-6

3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36

0 4 8 16



2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
03.03.2022 DESIGN STUDIES
03.18.2022 REVISED BASE PLANS
04.01.2022 ZONING APPLICATION
07.20.2022 ZONING APPLICATION
09.06.2022 ZONING RESUBMISSION
10.28.2022 ZONING RESUBMISSION
12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

LEVEL 7
FLOOR PLANS

A2.4

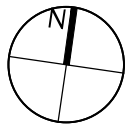


1
-

PLAN AT LEVEL 7

3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36

0 4 8 16



1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION

03.03.2022 DESIGN STUDIES

03.18.2022 REVISED BASE PLANS

04.01.2022 ZONING APPLICATION

07.20.2022 ZONING APPLICATION

09.06.2022 ZONING RESUBMISSION

10.28.2022 ZONING RESUBMISSION

12.20.2022 ZONING RESUBMISSION

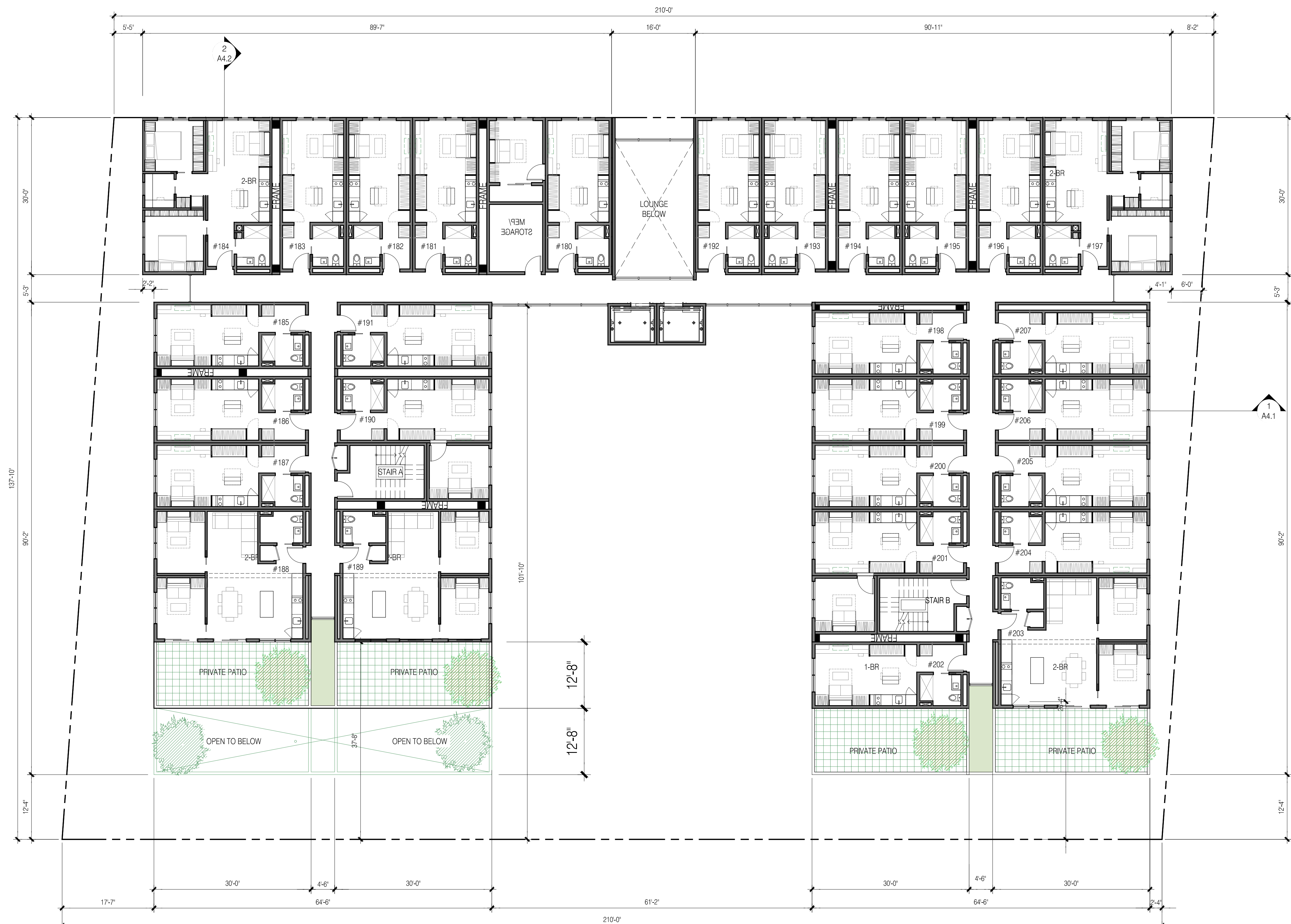
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

PLAN AT
LEVEL 8

A2.5



PLAN AT LEVEL 8

3/64"=1'-0" @ 11x17

3/32"=1'-0" @ 24x36



1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
03.03.2022 DESIGN STUDIES
03.18.2022 REVISED BASE PLANS
04.01.2022 ZONING APPLICATION
07.20.2022 ZONING APPLICATION
09.06.2022 ZONING RESUBMISSION
10.28.2022 ZONING RESUBMISSION
12.20.2022 ZONING RESUBMISSION

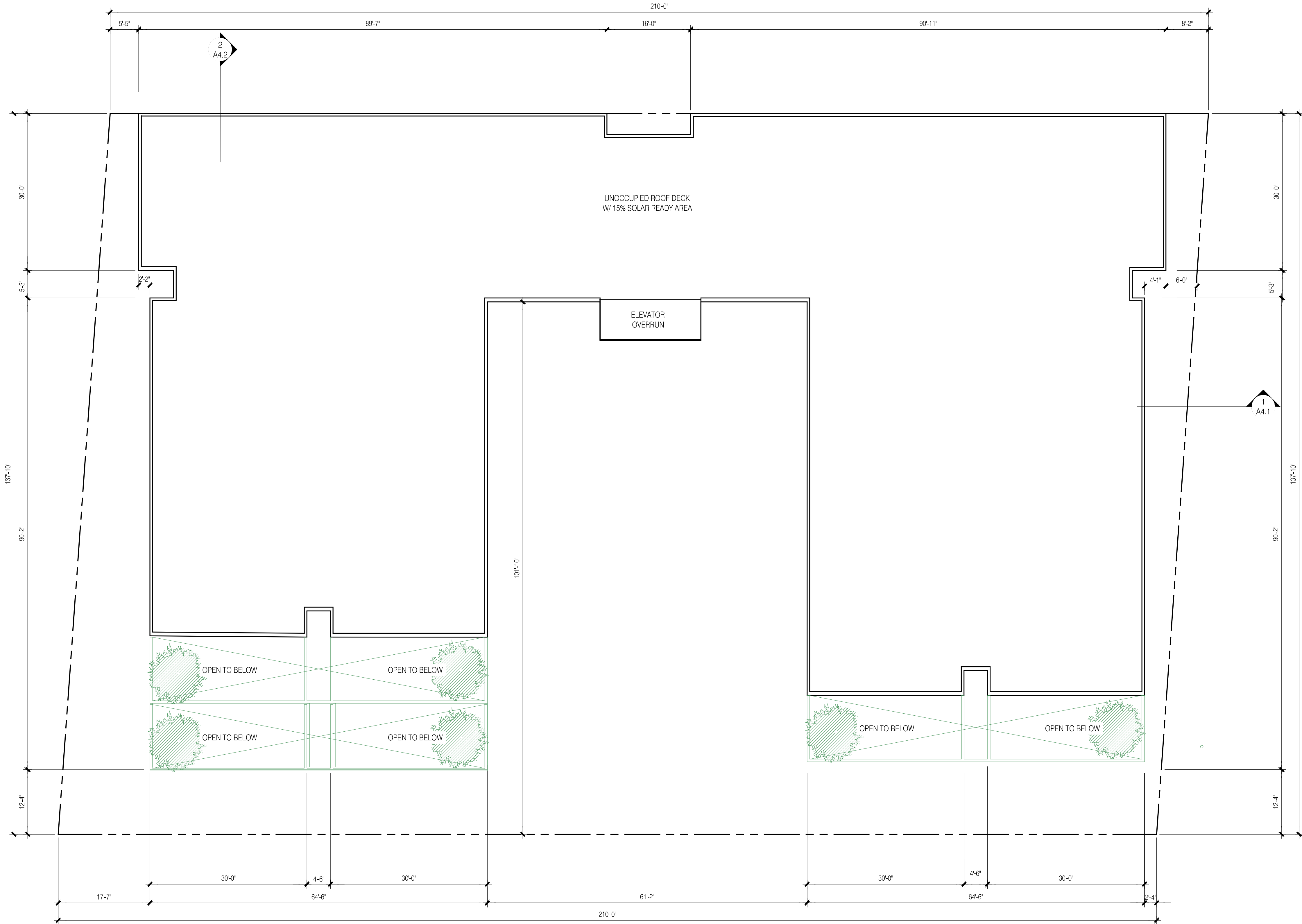
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

ROOF PLAN

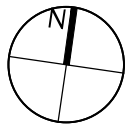
A2.6



1
-

PLAN AT ROOF

3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36



2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
03.03.2022 DESIGN STUDIES
03.18.2022 REVISED BASE PLANS
04.01.2022 ZONING APPLICATION
07.20.2022 ZONING APPLICATION
10.28.2022 ZONING RESUBMISSION
12.20.2022 ZONING RESUBMISSION

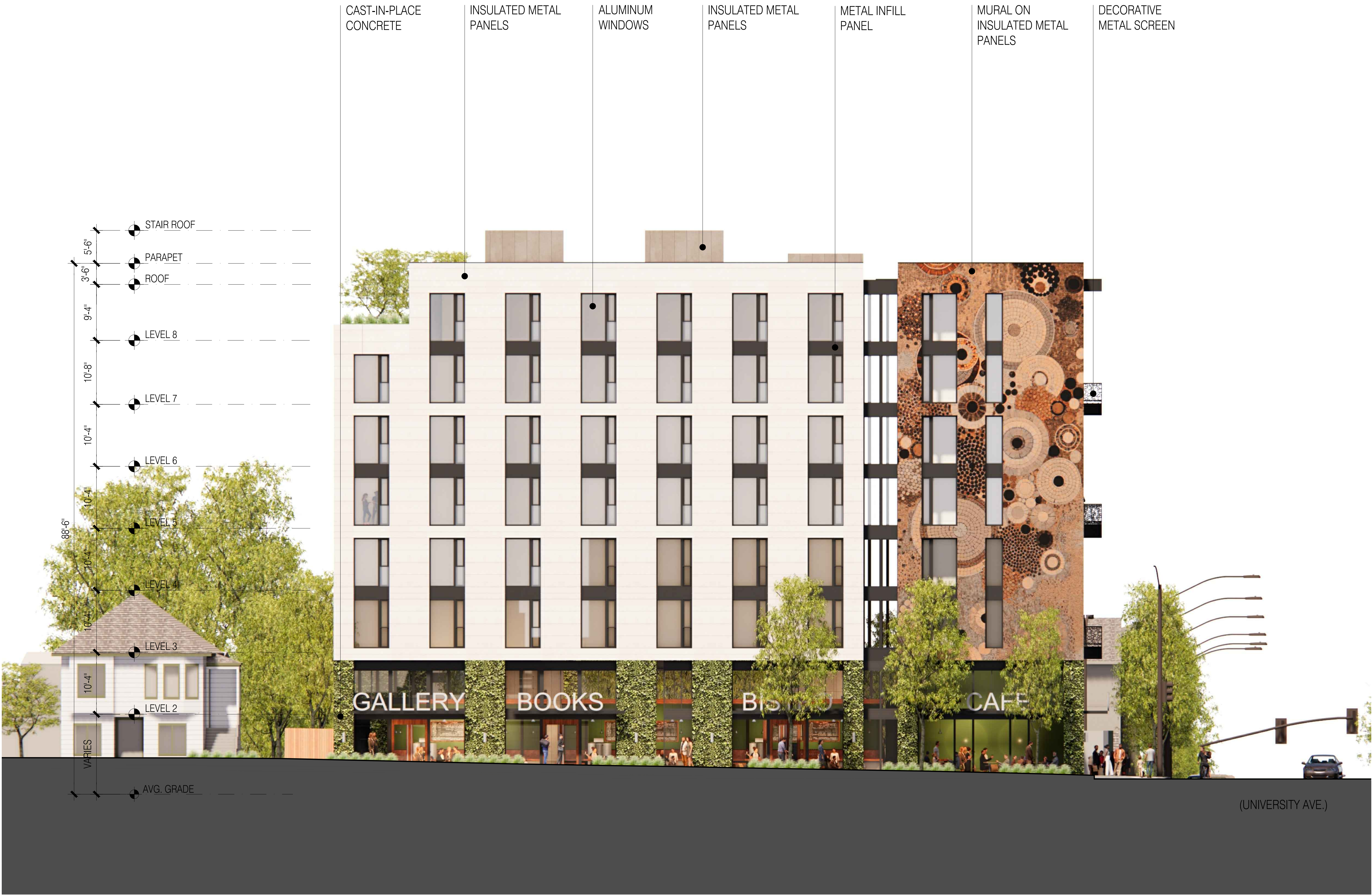
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

BUILDING
ELEVATIONS

A3.1



1 EAST ELEVATION
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36



2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION
- ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

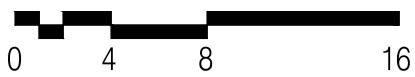
SHEET:

BUILDING
ELEVATIONS

A3.2



1 NORTH ELEVATION
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36



2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION
03.03.2022 DESIGN STUDIES
03.18.2022 REVISED BASE PLANS
04.01.2022 ZONING APPLICATION
07.20.2022 ZONING APPLICATION
10.28.2022 ZONING RESUBMISSION
12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

BUILDING
ELEVATIONS

A3.3



1 WEST ELEVATION
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36



2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION
- ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:
BUILDING
ELEVATIONS

A3.4



1 SOUTH ELEVATION
1/16"=1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

STREET STRIP
ELEVATIONS

A3.5



2
-

STREET STRIP ELEVATION @ UNIVERSITY AVE

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1
-

STREET STRIP ELEVATION @ CALIFORNIA ST

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION

03.03.2022 DESIGN STUDIES

03.18.2022 REVISED BASE PLANS

04.01.2022 ZONING APPLICATION

07.20.2022 ZONING APPLICATION

10.28.2022 ZONING RESUBMISSION

12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

PHOTO CONTEXT
VIEWS



4
-
UNIVERSITY LOOKING EAST - AFTER



2
-
UNIVERSITY LOOKING WEST - AFTER



3
-
UNIVERSITY LOOKING EAST - BEFORE



1
-
UNIVERSITY LOOKING WEST - BEFORE

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION
03.03.2022 DESIGN STUDIES
03.18.2022 REVISED BASE PLANS
04.01.2022 ZONING APPLICATION
07.20.2022 ZONING APPLICATION
10.28.2022 ZONING RESUBMISSION
12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

PHOTO CONTEXT
VIEWS

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION

03.03.2022 DESIGN STUDIES

03.18.2022 REVISED BASE PLANS

04.01.2022 ZONING APPLICATION

07.20.2022 ZONING APPLICATION

10.28.2022 ZONING RESUBMISSION

12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET: _____

CONCEPTUAL RENDERING

A3.8



2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

**1598
UNIVERSITY**

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:
**CONCEPTUAL
RENDERING**

A3.9



1
PERSPECTIVE VIEW - UNIVERSITY AND CALIFORNIA

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION

03.03.2022 DESIGN STUDIES

03.18.2022 REVISED BASE PLANS

04.01.2022 ZONING APPLICATION

07.20.2022 ZONING APPLICATION

10.28.2022 ZONING RESUBMISSION

12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

CONCEPTUAL RENDERING

A3.10



1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

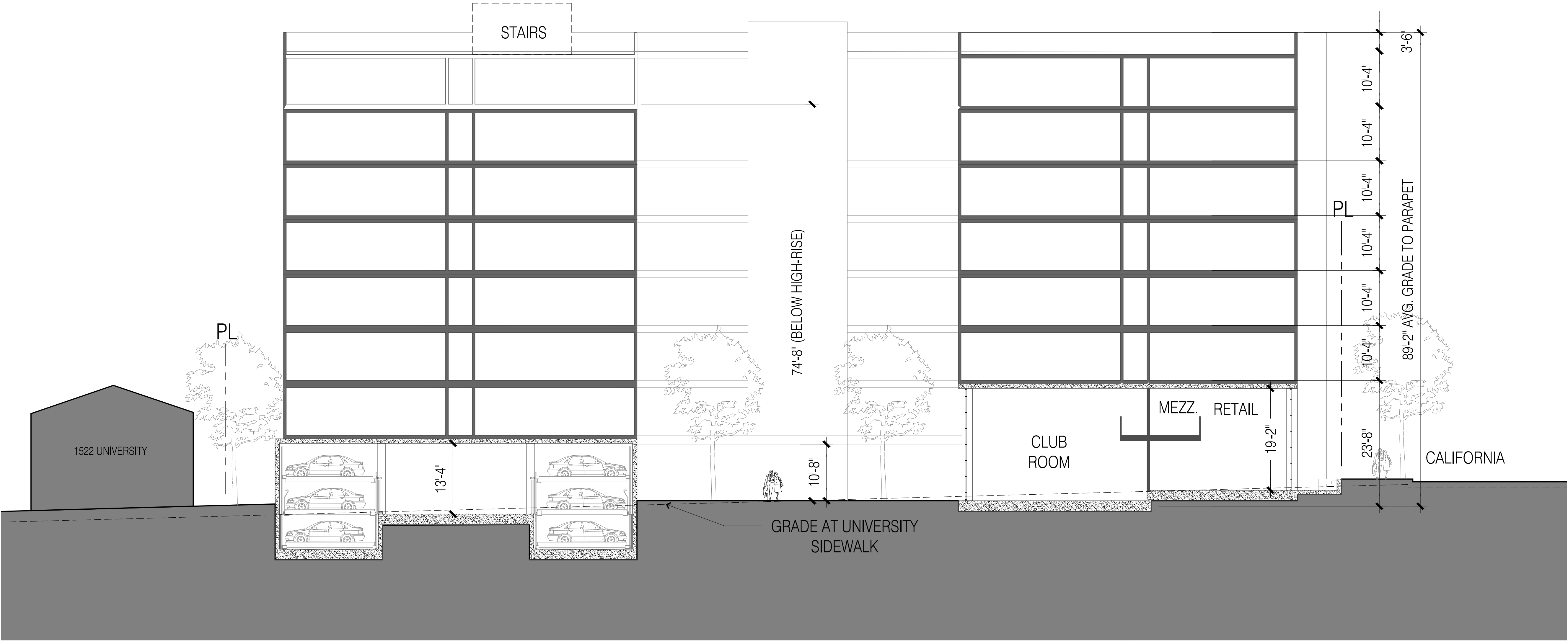
- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:
BUILDING
SECTION

A4.1



1
-
BUILDING SECTION
3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

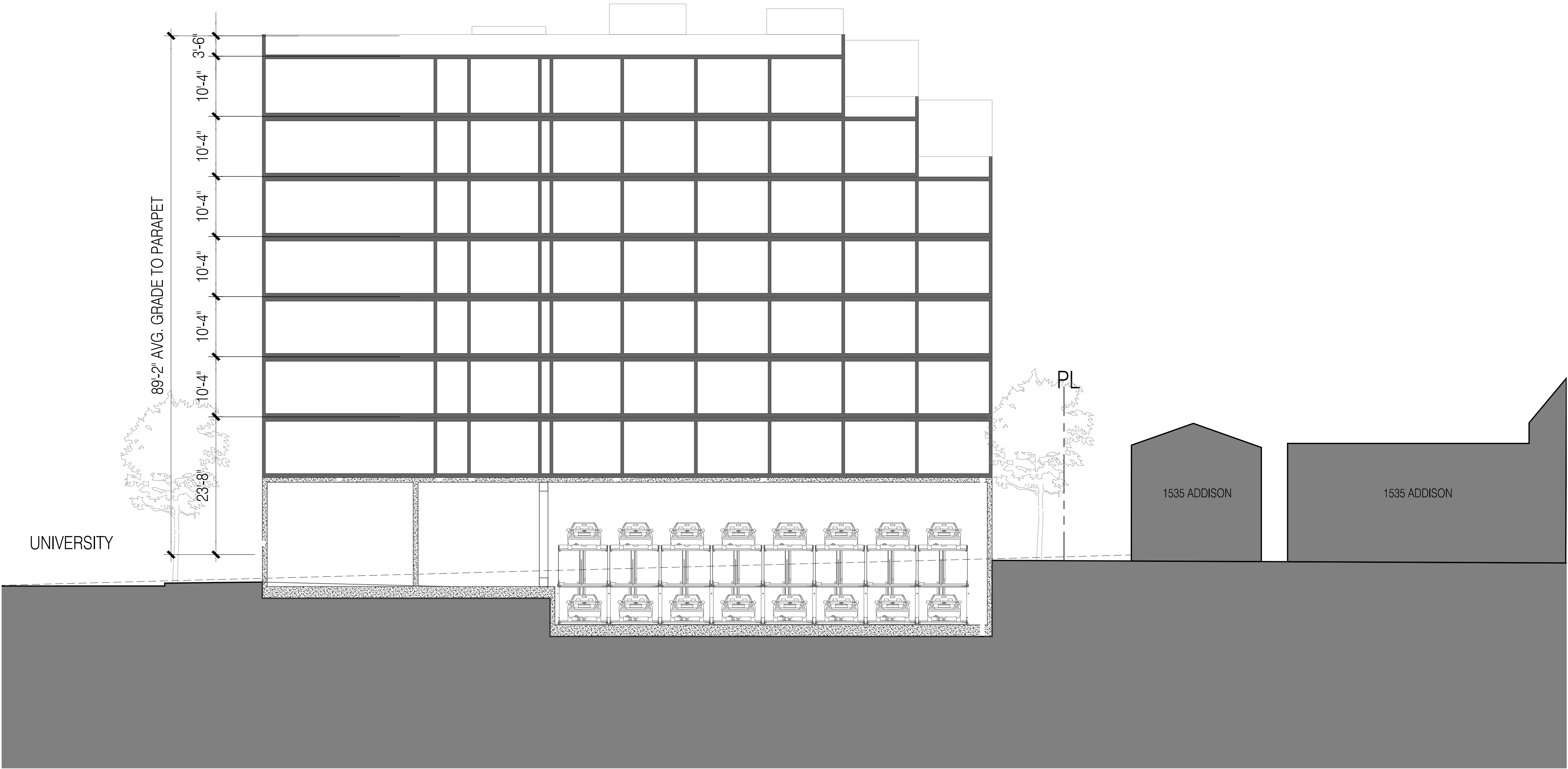
- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:
BUILDING
SECTION

A4.2



1
-
BUILDING SECTION
3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

1548-1598 University Ave
Berkeley, CA

01.21.2022 SB-330 APPLICATION

03.03.2022 DESIGN STUDIES

03.18.2022 REVISED BASE PLANS

04.01.2022 ZONING APPLICATION

07.20.2022 ZONING APPLICATION

10.28.2022 ZONING RESUBMISSION

12.20.2022 ZONING RESUBMISSION

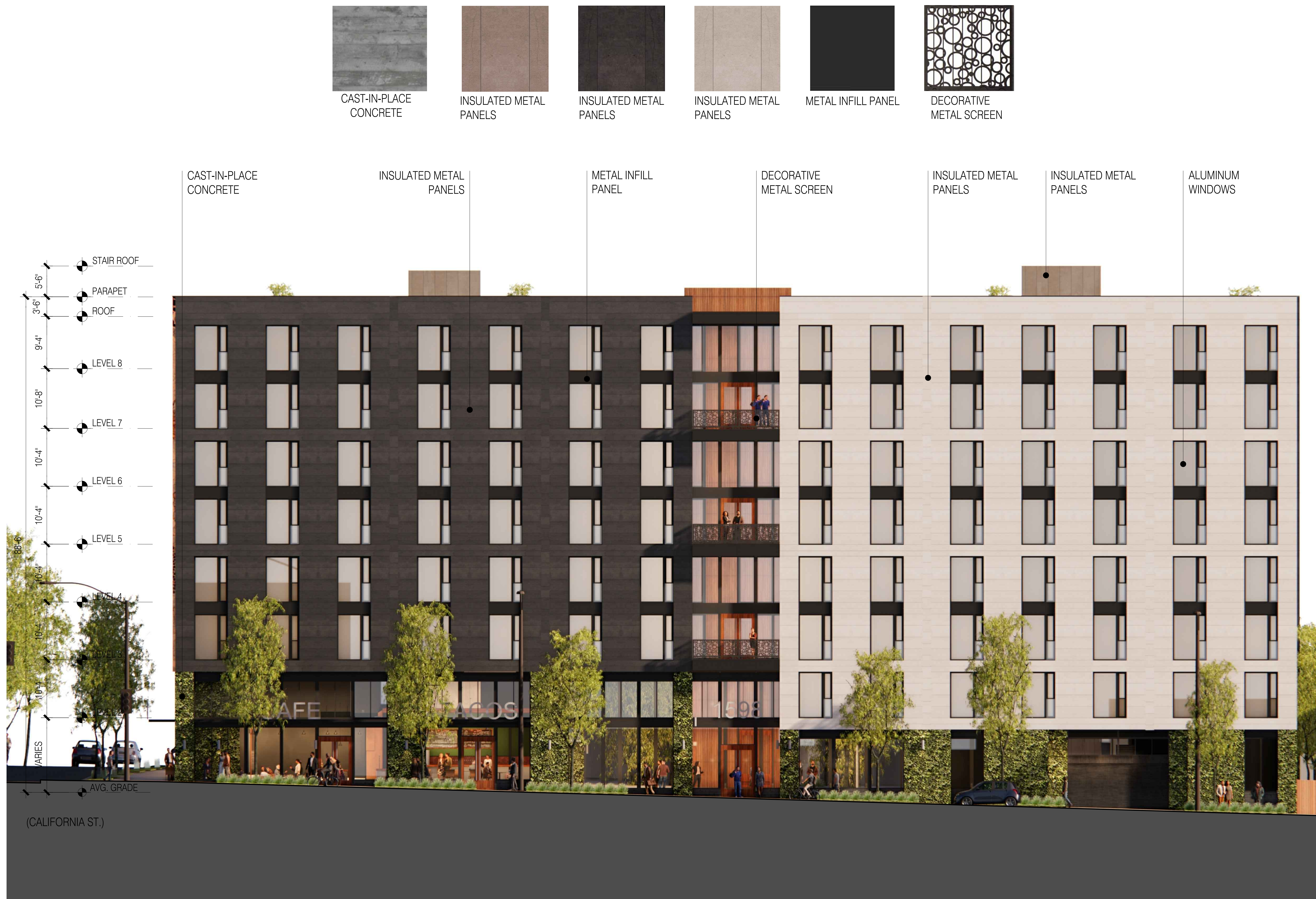
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

MATERIAL
BOARD

MAT



1 NORTH ELEVATION
- 1/16"=1'-0" @ 11X17 1/8" = 1'-0" @ 24X36

1598
UNIVERSITY

1548-1598 University Ave
Berkeley, CA

- 01.21.2022 SB-330 APPLICATION
- 03.03.2022 DESIGN STUDIES
- 03.18.2022 REVISED BASE PLANS
- 04.01.2022 ZONING APPLICATION
- 07.20.2022 ZONING APPLICATION
- 09.06.2022 ZONING RESUBMISSION
- 10.28.2022 ZONING RESUBMISSION
- 12.20.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2030

SHEET:

PRELIMINARY
STORMWATER
MANAGEMENT
PLAN

SW-1



STORMWATER CALCULATIONS								
C3 APPLICABILITY								
TOTAL SITE AREA	28,936							
C3 THRESHOLD	10,000							
C3 REGULATED PROJECT	NO							
REQUIRED FLOW-THROUGH PLANTERS								
LOCATION	GROSS SF	SELF-TREATING AREA	TREATMENT AREA	%	TOTAL TREATMENT AREA	TOTAL PROVIDED PLANTER AREA	PERVIOUS PAVING	FILTER VAULT
MAIN ROOF	16022	0	16022	4%	641			
8TH LEVEL ROOF DECKS	1680	148	1532	4%	61			
7TH LEVEL ROOF DECK	817	74	743	4%	30	1310		
TOTAL	18519	222	18297		732	1310		
PROVIDED TREATMENT PLANTERS								
LEVEL						PLANTER AREA		
GROUND LEVEL STORMWATER PLANTER						1310		
TOTAL PLANTERS						1310		
SPECIAL PROJECTS								
(Appendix K)								
CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS								
1. Be characterized as a non auto-related land use project. That is, Category C specifically excludes any Regulated Project that is a stand-alone surface parking lot; car dealership; auto and truck rental facility with onsite surface storage; fast-food restaurant, bank or pharmacy with drive-through lanes; gas station, car wash, auto repair and service facility; or other auto-related project unrelated to the concept of Transit-Oriented Development.								Yes
2. If a commercial, achieve at least an FAR of 2:1.								N/A
3. If a residential development project, achieve at least a density of 25 DU/Ac.								N/A
4. If a mixed use development project, achieve at least an FAR of 2:1 or a gross density of 25 DU/Ac.								Yes
LOCATION CREDITS								
% of the C.3.d Amount of Runoff that MayReceive Non-LID	Project Site Location							QUALIFIES
50%	50% or more of the site is located within a ¼ mile radius of an existing or planned transit hub							YES
25%	50% or more of the site is located within a ½ mile radius of an existing or planned transit hub							N/A
25%	100% of the site is located within a PDA							N/A

2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

INSIDEOUT

landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

1598
UNIVERSITY

1598 University Ave
Berkeley, CA

07.15.2022 PROGRESS PLANS

10.28.2022 ZONING RESUBMISSION

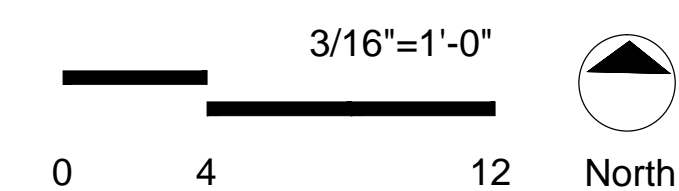
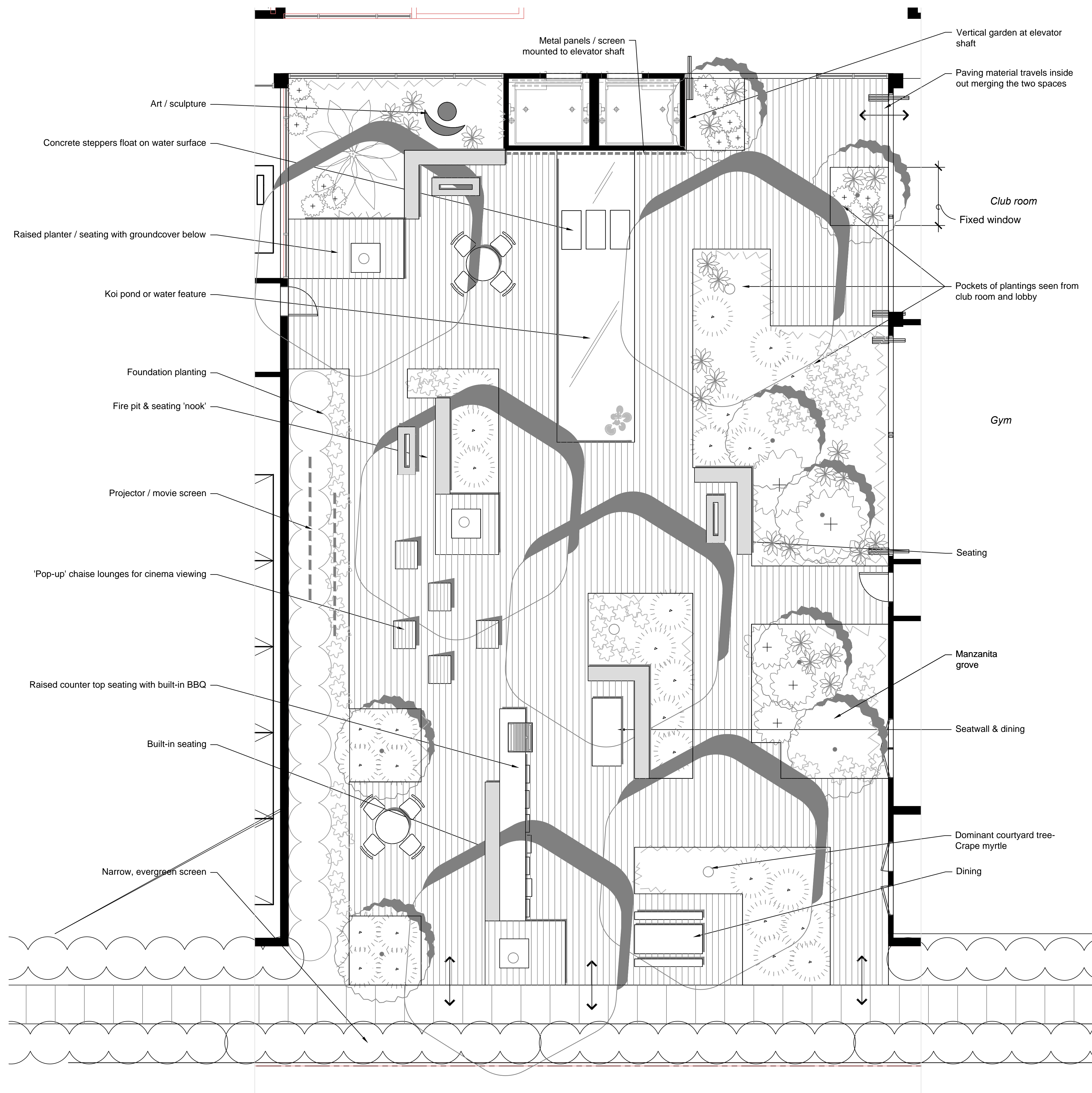
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2104

SHEET:

COURTYARD LANDSCAPE CONCEPT PLAN & SITE FEATURES

L1.0



2421 Fourth Street
Berkeley, California
94710
510.649.1414
www.TrachtenbergArch.com

INSIDEOUT

landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

1598
UNIVERSITY

1598 University Ave
Berkeley, CA

07.15.2022 PROGRESS PLANS

10.28.2022 ZONING RESUBMISSION

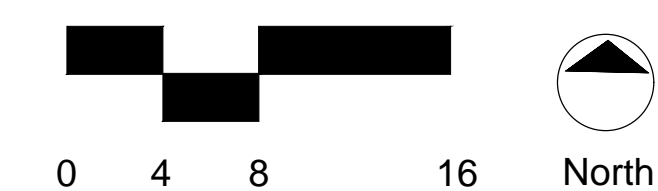
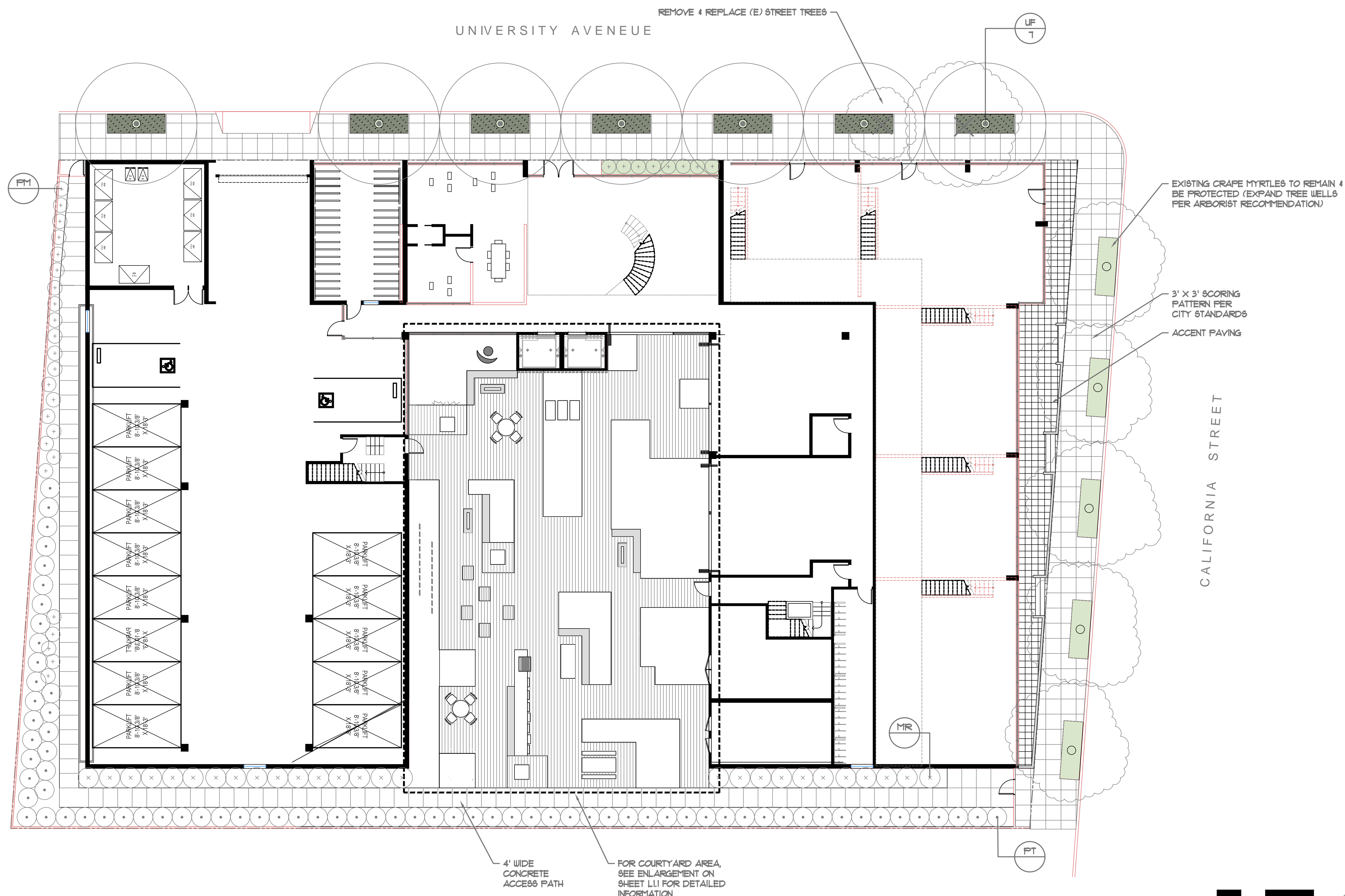
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2104

SHEET:

LANDSCAPE
SITE PLAN

L2.0

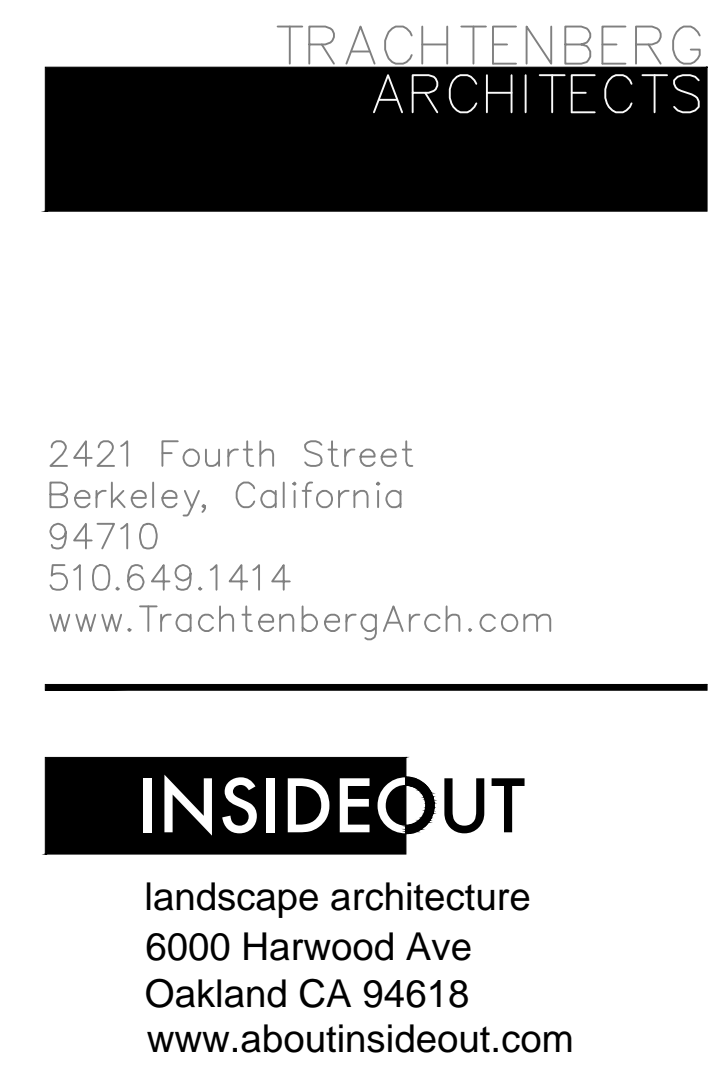


Index	Latin Name	Common Name	Size	Spacing	WELO	Notes	CA Native
Trees							
AH	Arctostaphylos densiflora 'Dr Hurd'	Dr Hurd manzanita	15 gallon	As Shown	L	Courtyard tree	X
CC	Cotinus coggygria	Smoke tree	15 gallon	As Shown	L	Courtyard accent	
DA	Dicksonia antarctica	Tasmanian Tree Fern	5 gallon	As Shown	H	Shade accent	
GB	Ginkgo bilabo	Maidenhair tree	24" box	As Shown	M	Street tree	
LI	Lagerstroemia indica 'Watermelon Red'	Watermelon crape myrtle	24" box	As Shown	L	Courtyard tree	
UF	Ulmus 'Frontier'	Frontier Elm	24" box	As Shown	L	Street tree	
Shrubs							
AD	Asparagus densiflora 'Myers'	Foxtail Fern, Asparagus Fern	1 gallon	30"	M		
AK	Anigozanthos hybrids	Kangaroo paw	1 gallon	36"	L		
AS	Asparagus densiflora	Myer's asparagus	1 gallon	30"	M		
BA	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gallon	36"	L		X
BG	Blechnum gibbum 'Silver Lady'	Silver Lady fern	5 gallon	as shown	M		
CA	Cordyline australis 'Cha Cha'	Dancing Cha Cha Cabbage Palm	1 gallon	24"	M		
CD	Carex divulsa	Berkeley sedge	1 gallon	24"	L		
CS	Calandrinia spp	Rock purslane	1 gallon	36"	L	Accent	
DO	Daphne odara	Winter daphne	5 gallon	36"	L		
HB	Hebe buxifolia	NCN	0 gallon	30"	M		
HG	Heuchera sanguinea	Coral bells	1 gallon	18"	M		X
HM	Heuchera micrantha	Coral bells	1 gallon	36"	M		X
HP	Heuchera x. 'Paprika'	Paprika Coral bells	1 gallon	18"	M		X
HQ	Hydrangea quercifolia	Oakleaf hydrangea	5 gallon	4'-0"	M		
JP	Juncus patens 'Carmen's gray'	Carmen's gray rush	1 gallon	24"	L	Flow-through-planter vegetation	X
LC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	5 gallon	48"	L		
LL	Lomandra longifolia 'Seabreeze'	Seabreeze lomandra	1 gallon	24"	L		
MC	Muhlenbergia capillaris 'Lenca'	Pink Muhly grass	1 gallon	36"	L		
MR	Muhlenbergia rigens	Deer grass	5 gallon	42"	L		X
PC	Phormium tenax 'Chocolate'	New Zealand Flax	5 gallon	48"	L		
PM	Polystichum munitum	Western Sword Fern	1 gallon	24"	M		X
WG	Westringia fruticosa Grey Box	Dwarf coast rosemary	5 gallon	30"	L		
& Groundcover							
CP	Campanula poscharskyana	Serbian Bellflower	1 gallon	as shown	M		
EK	Erigeron	Leabane	4" [pots	12"	L		
FX	Festuca glauca x 'Cool as Ice'	Cool as ice fescue	4" pots	12"	L		
FS	Festuca 'Siskiyou Blue'	Siskiyou fescue	1 gallon	24"	L		
HS	Helictotrichon sempervirens	Blue oat grass	1 gallon	30"	L		
MP	Myoporum parvifolium	NCN	1 gallon	8'-0"	L		
SA	Salvia 'Bee's Bliss'	Bee's Bliss sage	1 gallon	36"	L	Accent at roof deck	X
SB	Stachys byzantina	Lamb's Ear	1 gallon	12"	M		
SM	Senecio mandraliscae	Blue finger	1 gallon	24"	L		
SN	Salvia nemorosa	Meadow sage	1 gallon	36"	L	Accent	

Note: approximately 20% of specified plants are California native and wildlife-supporting

Total Usable Area: 6273 SF

Surface	Area / SF	Percentage
Hardscape	3674	59%
Planting area	2599	41%



1598
UNIVERSITY

1598 University Ave
Berkeley, CA

07.15.2022 PROGRESS PLANS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2104

SHEET:

COURTYARD
LANDSCAPE PLAN

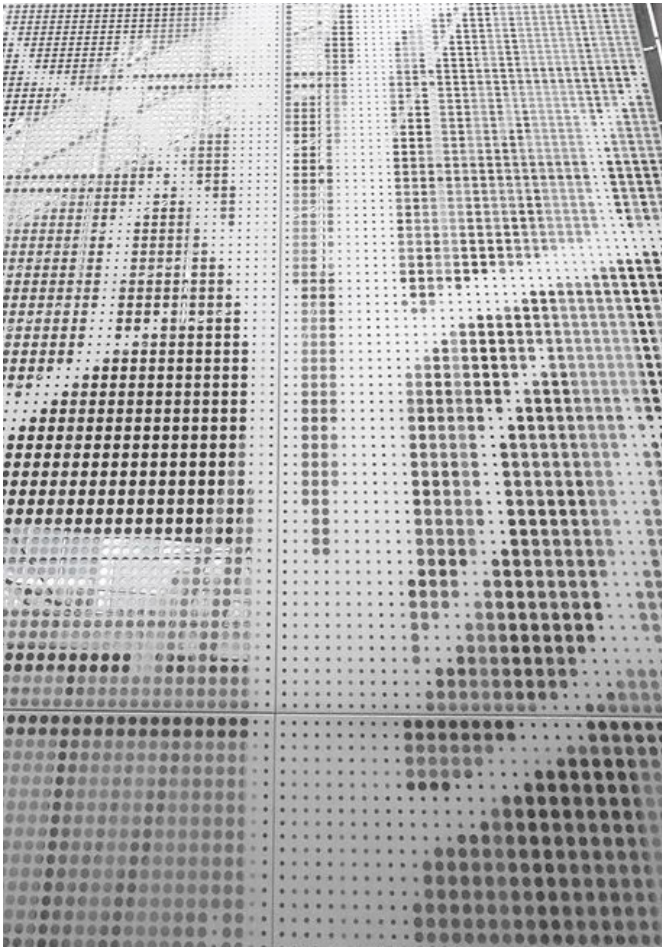
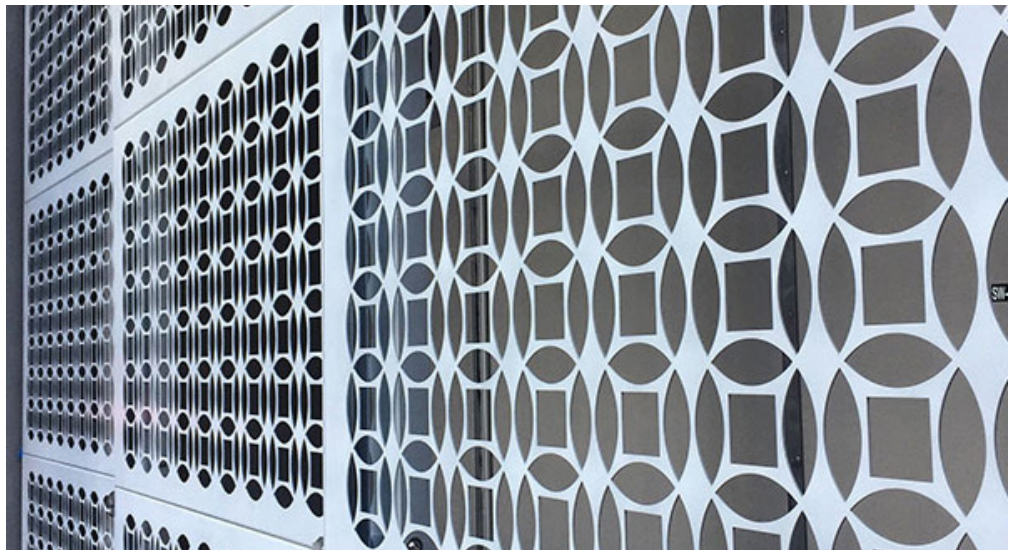
L2.1



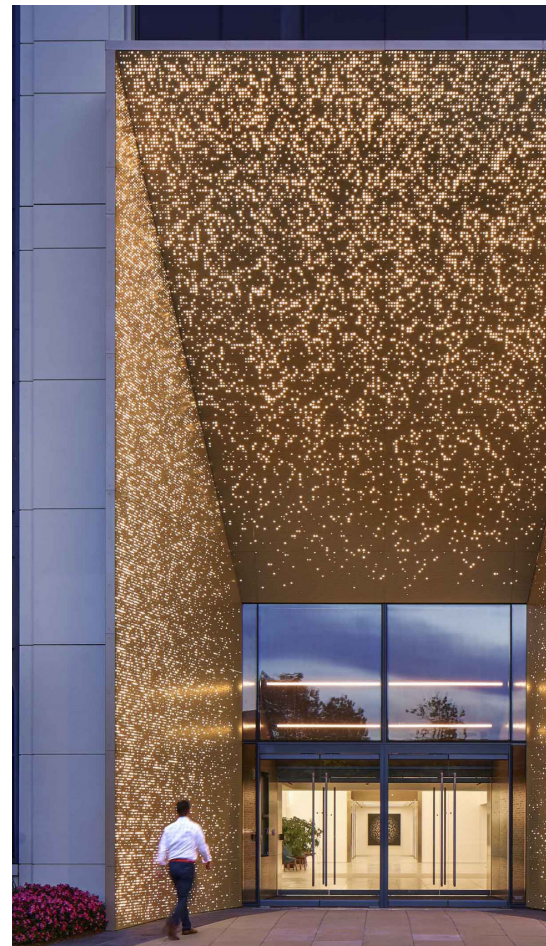
SEATING - Overview



VERTICAL KOI SCREEN - Echoes long pond below, att. to elevator shaft



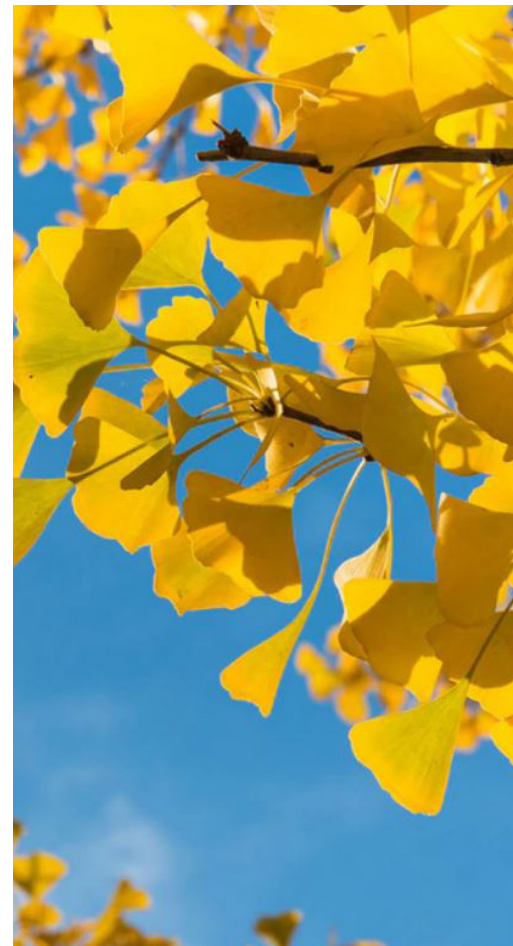
SEATING - Detail



LIGHTING - TBD; koi screen, under seating, around outdoor cinema, paths as needed



STREET TREES - Frontier Elm and Ginkgo Biloba, species to be approved by City Arborist



CONCEPTS - Meandering geometric spaces, layered canopy, built-in and flexible seating, long rectangular reflecting pool, subtle paving pattern



INSIDEOUT

landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

1598
UNIVERSITY

1598 University Ave
Berkeley, CA

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2104

SHEET:

COURTYARD SITE
IMPROVEMENTS
IMAGERY

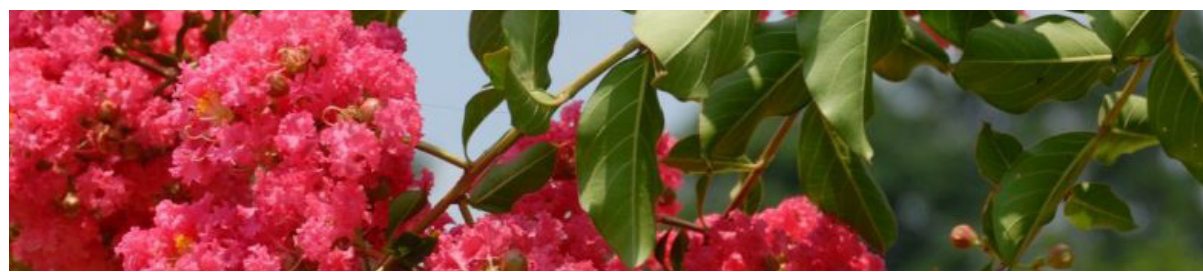
L3.0



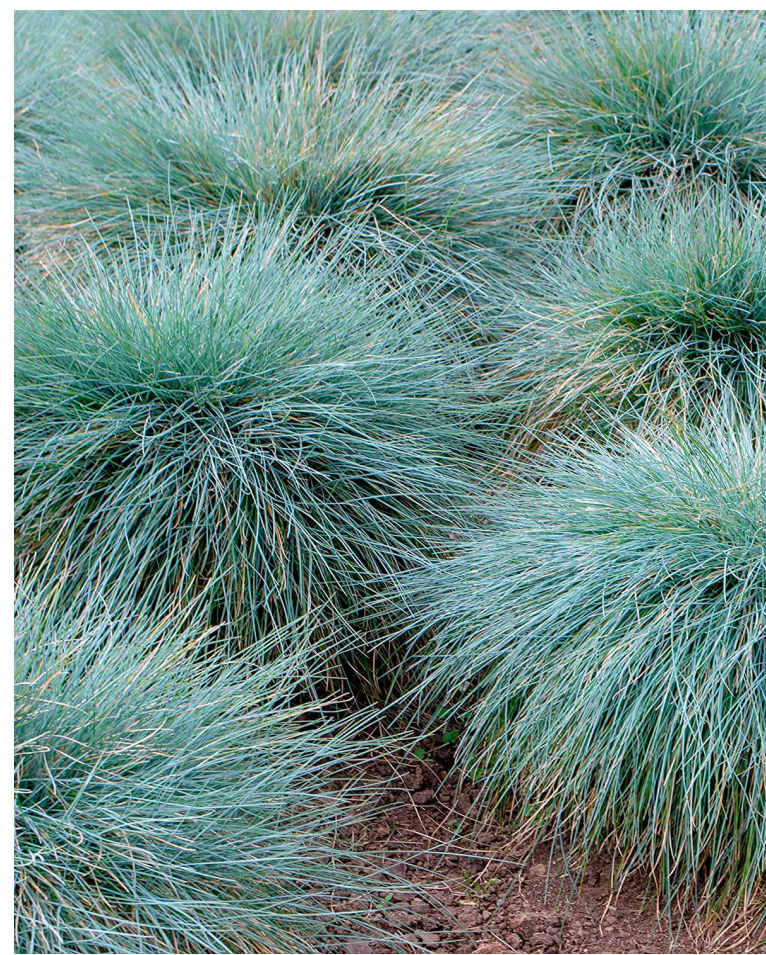
MEDIUM - Tasmanian Tree Fern, Dr. Hurd Manzanita



FLOWERING SHRUB - Hebe Buxifolia, Oakleaf Hydrangea



LARGE - Crape Myrtle 'Watermelon Red'



GROUND - 'Cool As Ice', Blue Oat Grass, Lamb's Ear, Bellflower



SHRUB AND ACCENT - Phormium Tenax 'Chocolate', California Coneflower, Pink Muhly Grass, Celestial Blue Sage, Blonde Ambition Blue Grama Grass, Western Sword Fern, Kangaroo Paw



GROUND ACCENT - Coral Bells Mix, including Sanguinea, 'Electric Lime', Micrantha, and Paprika

INSIDEOUT

landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

**1598
UNIVERSITY**

1598 University Ave
Berkeley, CA

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2104

SHEET:

COURTYARD
PLANTING
IMAGERY

L 3.1

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

INSIDEOUT

landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

1598
UNIVERSITY

1598 University Ave
Berkeley, CA

05.11.2022 PROGRESS PLANS

10.28.2022 ZONING RESUBMISSION

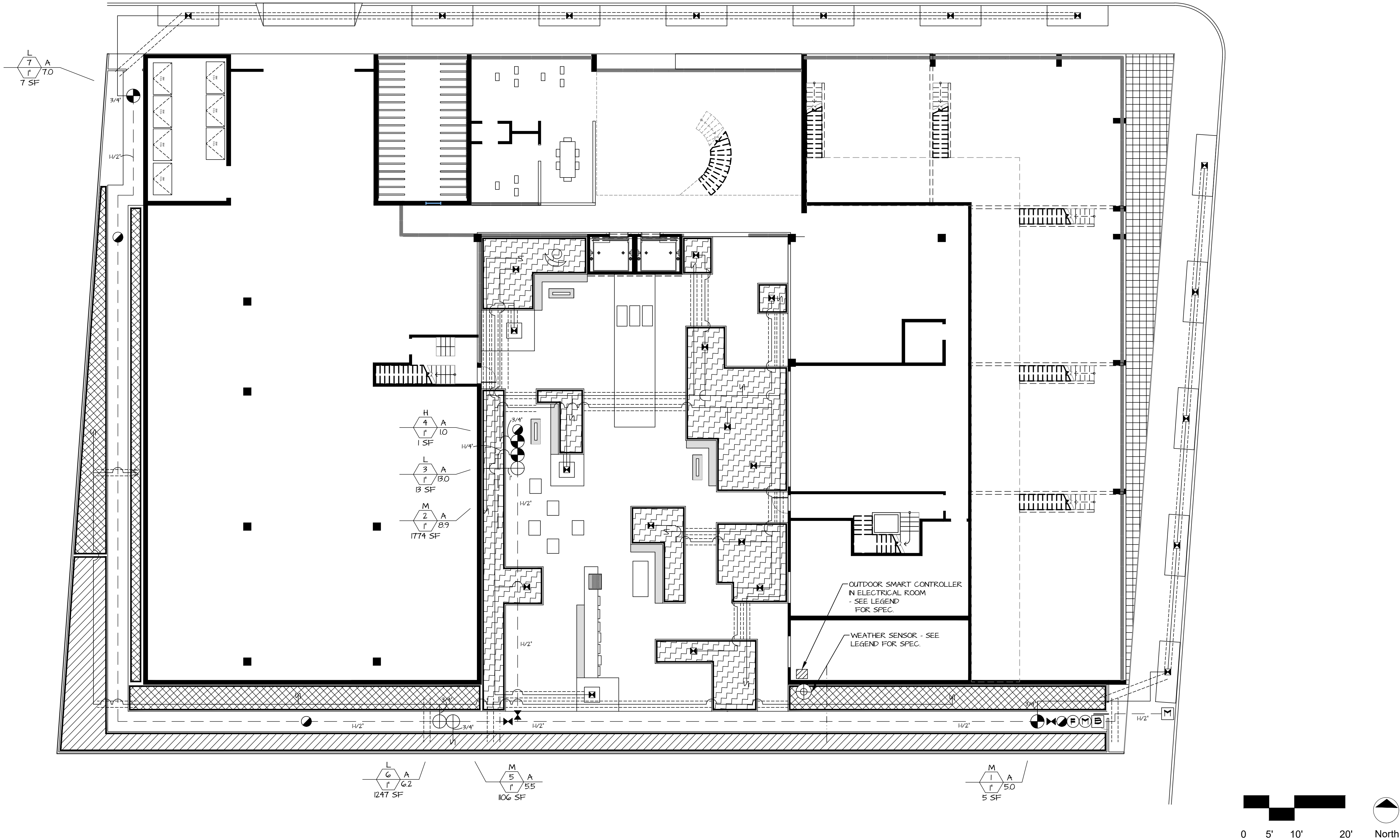
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2104

SHEET:

IRRIGATION
PLAN

11.0



IRRIGATION CALCULATIONS & SCHEDULES

Reference Evapotranspiration (Eto) Amounts:											
Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1.50	1.50	2.80	3.90	5.10	5.30	6.00	5.50	4.80	3.10	1.40	0.90
Total Yearly Eto:				41.80	inches						

Irrigation System Information:								
Station	Plant Factor	Irr Type	sq ft area	ppt	Efficiency	GPM	Run Days	Cycle/Day
A1	0.5	RWS	5	1.00	81%	5.00	2	2
A2	0.5	Drip - 18"	1,774	0.43	81%	8.90	2	4
A3	0.2	RWS	13	1.00	81%	13.00	2	1
A4	0.8	RWS	1	1.00	81%	1.00	2	3
A5	0.5	Drip - 18"	1,106	0.43	81%	5.50	2	4
A6	0.2	Drip - 18"	1,247	0.43	81%	6.20	2	2
A7	0.2	RWS	7	1.00	81%	7.00	2	1

Establishment Irrigation Schedule														

NOTE:
FOR THE ESTABLISHMENT PERIOD, THE CONTRACTOR IS TO SELECT THE APPROPRIATE 90 DAY PERIOD (I.E. MAY,JUNE,JULY) FROM THE ANNUAL SCHEDULE PROVIDED

						Established Irrigation Schedule													
Station	Run Days per week	Cycles (Start times)	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec					
A1	2	2	3	3	6	9	12	12	14	13	11	7	3	2					
A2	2	4	4	4	8	10	14	14	16	15	13	8	4	2					
A3	2	1	3	3	5	7	9	10	11	10	9	6	3	2					
A4	2	3	4	4	7	10	13	13	15	14	12	8	3	2					
A5	2	4	4	4	8	10	14	14	16	15	13	8	4	2					
A6	2	2	3	3	6	8	11	11	13	12	10	7	3	2					
A7	2	1	3	3	5	7	9	10	11	10	9	6	3	2					

California Water Efficient Landscape Worksheet - 1598 University - P.O.C. 'A'								
Reference Evapotranspiration (ET _e)			43	Project Type		Residential		0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
HZ 1 - BUBBLER - M	0.5	Drip	0.81	0.62	5	3	82	
HZ 2 - DRIP - M	0.5	Drip	0.81	0.62	1,774	1095	29194	
HZ 3 - BUBBLER - L	0.2	Drip	0.81	0.25	13	3	86	
HZ 4 - BUBBLER - H	0.8	Drip	0.81	0.99	1	1	26	
HZ 5 - DRIP - M	0.5	Drip	0.81	0.62	1106	683	18201	
HZ 6 - DRIP - L	0.2	Drip	0.81	0.25	1247	308	8209	
HZ 7 - BUBBLER - L	0.2	Drip	0.81	0.25	7	2	46	
			0.75	0.00		0	0	
Totals					4153	2095	55844	
Special Landscape Areas								
				1		0	0	
				1		0	0	
				1		0	0	
				1		0	0	
Totals					0	0	0	
							ETWU Total	55844
							Maximum Allowed Water Allowance (MAWA) ^e	60895

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	2095
Total Area	4153
Average ETAF	0.50

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	2095
Total Area	4153
Average ETAF	0.50

Total Landscape Area: 4,153 SQ. FT.

PRESSURE LOSS CALCULATIONS - POC 'A'

VALVE #	'A3'
GPM	13.0 GPM
WATER METER (3/4" - ASSUMED)	
	2.6
BALL VALVES (1 1/2")	1.0
BACKFLOW PREVENTER (1")	12.0
FLOW METER (1")	1.0
MASTER VALVE (1 1/2")	1.5
VALVE	3.0
MAINLINE (185' @ 1 1/2")	1.0
LATERAL LINE	(5.0 MAX.)
ELEVATION CHANGE (UP GRADE 0')	0.0
FITTING LOSS (10%)	2.7
TOTAL PRESSURE LOSS	29.8
MINIMUM OPERATING PRESSURE	30
DESIGN PRESSURE REQUIRED	59.8
AVAILABLE PRESSURE (P.O.C.)	66.0 (ASSUMED)
RESIDUAL PRESSURE REMAINING	+6.2 (10.4%)

Contractor shall verify the static water pressure with supplier prior to installation. If different from PSI noted above, Contractor to notify Owner for instructions. Failure to do so will result in contractor being responsible for changes that might occur.

IRRIGATION NOTES

DIAGRAMMATIC PLAN
THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND JOINT TRENCHES WHEREVER POSSIBLE.

SPRINKLER ADJUSTMENT REQUIRED
THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND PREVENT OVERSPRAY ONTO WALKS AND ROADWAYS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS. CONTRACTOR TO USE PRESSURE COMPENSATING SCREENS WHEN RADIUS IS REDUCED MORE THAN FIFTY PERCENT (50%).

INSTALL NECESSARY CHECK VALVE IN HEADS THAT EXHIBIT TENDENCIES FOR LOW HEAD DRAINAGE.
INSTALL ALL HEADS A MINIMUM OF 18" AWAY FROM BUILDING WALLS & A MINIMUM OF 12" AWAY FROM ALL STUCCO SURFACES.

FIELD CONDITIONS
DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACTING OFFICER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.

SWING JOINTS
INSTALL ALL HEADS WITH DOUBLE OR TRIPLE SWING JOINTS, USING STREET ELLS, AS PER DETAIL.

MINIMUM PRESSURE AND MAXIMUM GALLONS REQUIRED
THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATIONAL PRESSURE AND A MAXIMUM DEMAND AT THE POINT OF CONNECTION, AS NOTED ON THE PLAN. BEFORE INSTALLING THE SYSTEM, CHECK POINT OF CONNECTION AND IMMEDIATELY NOTIFY CONTRACTING OFFICER IF PRESSURE IS NOT AS NOTED OR THE REQUIRED GALLONS PER MINUTE IS NOT AVAILABLE.

WATER LINE UNDER PAVING
ALL MAINLINE UNDER PAVING SHALL BE INSTALLED 24" DEEP. ALL LATERAL LINES UNDER PAVING SHALL BE SCH 40 PVC AND INSTALLED 24" DEEP.

SYSTEM COVERAGE
THE IRRIGATION CONTRACTOR IS TO ADJUST HEAD LOCATIONS IN THE FIELD IN ORDER TO GUARANTEE 100% COVERAGE. CONTRACTOR TO CONTACT THE CONTRACTING OFFICER PRIOR TO ANY MAJOR CHANGE(S) RESULTING IN ADDITIONAL COST TO THE OWNER.

Irrigation System Maintenance Procedures

While the system is deigned to operate automatically, a regular maintenance schedule is necessary to prevent and address failures in the system as well as ensure that the system operates in a manner that meets or exceeds the MAWA values provided.

Any broken or malfunctioning irrigation system components should be replaced with the same components, or an equal or superior equivalent.

Upon completion of the project, the following measures should be performed by property management at intervals noted below:

Weekly:
During weekly landscape maintenance operations, the maintenance personnel should look for signs of runoff, erosion, and plant die off due to irrigation system failures. If issues are detected, they should be brought to the attention of the maintenance supervisor and property management for timely correction.

All overhead spray heads shall be inspected to ensure clear operation and in order to identify and repair any damaged equipment.

Monthly:
All irrigation and master valves shall be visually inspected by a property management representative while the valve is under operating conditions. All control valves and filters should be visually inspected and cleaned as required and in accordance with manufactures specifications. All leaks shall be promptly reported to a landscape maintenance representative so that the valve may be repaired or replaced in a timely fashion with the minimum amount of leaking water exposed to open air.

All Root Watering Systems are to be visually inspected to insure that all locking gates are being reasonably kept free of debris. All gates that are not kept reasonably free of debris are to be reported to a landscape maintenance representative. All Root Watering Systems that have their locking gates damaged or missing are to be reported to a landscape maintenance representative so that the locking grate may be repaired or replaced in a timely fashion.

MAINTENANCE LOG
Keep a log of all inspections and maintenance performance on the irrigation system (Updated copy to be provided to Property Manager on a monthly basis)

Overall Landscape Maintenance Procedures

At a minimum, the following items should be addressed on a regular basis as required per city code:

Weekly
Pruning, weeding and maintenance of turf areas should be done on a weekly basis

Monthly
Dead, dying and diseased vegetation should be replaced with equivalent plant material w/ similar hydrozone requirements, provided that the replaced vegetation does not result in mixing higher water use plants with low water use plants in the same hydrozone.

Invasive plant species should be eradicated as required.

Plant material should be maintained in order to avoid obstruction of motorists views.

Annually
Mulch should be replenished in order to maintain appropriate soil moisture levels.

Soil amendments consistent with the agronomic soils report for this project should be applied in the manner prescribed in order to support and maintain healthy plant growth.

Lawns should be fertilized in a manner consistent with best management practices

IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD	GPM	PSI	PR
	HUNTER	(2) RZWS-36-50-CV	ROOT ZONE WATERING SYSTEM	1"	0.50 (1.0)	0.70	30
	HUNTER	HDL-06-18-500-CV (SPACE DRIPLINES 18" O.C.)	DRIP LINE SYSTEM	18"	0.5 Per 100 S.F.	0.43	30
	HUNTER	HDL-06-18-500-CV (SPACE DRIPLINES 18" O.C.)	DRIP LINE SYSTEM	18"	0.5 Per 100 S.F.	0.43	30
	HUNTER	HDL-06-18-500-CV (SPACE DRIPLINES 18" O.C.)	DRIP LINE SYSTEM	18"	0.5 Per 100 S.F.	0.43	30
DRIP IRRIGATION NOTES							
THE CONTRACTOR WILL NEED TO FIELD LOCATE HUNTER PLD-ARV AIR RELIEF VALVE KIT (SEE DETAIL) AT THE HIGHEST LOCATIONS ON EACH DRIP LINE SYSTEM							
AT THE EXHAUST HEADER OF DRIP SYSTEM, THE CONTRACTOR SHALL INSTALL HUNTER PLD-BV FLUSH VALVE W/ BALL VALVE AND A HUNTER ECO-INDICATOR AT EACH DRIP SYSTEM AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT (SEE DETAILS).							
	WATER METER BY OTHERS						
	1" WILKINS 375XL BACKFLOW PREVENTER W/ 1" SXL WYE STRAINER LOCATED IN V.I.T. STRONGBOX SBBC-30SS STAINLESS STEEL ENCLOSURE OR EQUAL						
	1 1/2" HUNTER IBC-151G-FS NORMALLY CLOSED MASTER VALVE - RELAY TO CONTROLLER						
	1" HUNTER FCT-100 FLOW SENSOR IN PVC HOUSING - RELAY TO CONTROLLER.						
	NIBCO T-580 BALL VALVE - LINE SIZE						
	HUNTER, QUICK COUPLER, HQ-22DLRC WITH LOCKING CAP.						
	AUTOMATIC CONTROLLER LOCATION - SEE NOTE ON THIS SHEET						
	WEATHER SENSOR LOCATION - SEE NOTE ON THIS SHEET						
	HUNTER ICV-101G-FS-AS-ADJ SERIES REMOTE CONTROL VALVE - SIZE INDICATED.						
	HUNTER ICZ-101-40 1" CONTROL ZONE KIT WITH PVC BALL VALVE FOR FLOW 2.0 TO 20 GPM.						
	POTABLE LATERAL LINE PVC SCH. 40 LATERAL LINE - 12" COVER IN PLANTING AREAS, 24" COVER UNDER PAVING. - SIZES INDICATED.						
	MAINLINE - INSTALL 18" COVER IN PLANTING AREAS, 24" COVER UNDER PAVING. - SIZES INDICATED. Mainlines (pressurized) 1 1/2 inch and smaller shall be Schedule 40 solvent-weld P.V.C., Mainlines (pressurized) 2 inch through 3 inch shall be Class 315 solvent-weld P.V.C., with thrust blocks per detail.						
	PVC SCH 40 MAIN AND LATERAL LINE SLEEVE 2x DIA. OF PIPE ENCASED. - PROVIDE SLEEVES UNDER ALL PAVING.						
	PVC SCH 40 WIRE SLEEVE - SIZE TO BE MIN. 2" AND DETERMINED BY THE CONTRACTOR. MUST BE OVERSIZED LEAVING AMPLE ROOM FOR FUTURE WIRE ADDITIONS OR REPAIRS. - PROVIDE SLEEVES UNDER ALL PAVING.						

NOTE:SEE IRRIGATION SYSTEM INFORMATION FOR INDIVIDUAL VALVE PRECIPITATION RATES AND OPERATING PSI AS REQUIRED BY CODE.

INDICATES HYDROZONE
INDICATES STATION NUMBER
INDICATES CONTROLLER
INDICATES GPM
INDICATES VALVE SIZE
INDICATES STATION S.F.

CONTROLLER NOTE

CONTRACTOR TO INSTALL A (12) STATION HUNTER IC-600-M INTERIOR CONTROLLER W/ (1) ICM-600 MODULES IN METAL WALL MOUNT LOCATED IN THE ELECTRICAL ROOM. CONTRACTOR TO INSTALL AN HUNTER WSS-SEN WIRELESS SOLAR SYNC LOCATED DIRECTLY ABOVE CONTROLLER AND ATTACHED TO TOP STORY ROOF EAVE OR GUTTER PER MFG. SPECS. IN AN AREA FREE OF OVERHEAD OBSTRUCTIONS. IRRIGATION SYSTEMS ARE DESIGNED TO OPERATE AT A MAXIMUM OF 13.0 GPM. CONTRACTOR TO PULL 24V WIRES AND CONNECT TO A MASTER VALVE, FLOW SENSOR AND REMOTE CONTROL VALVES AT THE APPROPRIATE LOCATIONS AS SHOWN AS REQUIRED. CONTRACTOR TO PROVIDE 120V CONTINUOUS POWER TO THE CONTROLLER. COORDINATE THESE LOCATIONS WITH OWNER/ DEVELOPER AND SHALL BE LOCATED WITHIN 800' AWAY FROM FLOW SENSOR.

POINT OF CONNECTION NOTE

CONTRACTOR TO LOCATE A WATER METER. INSTALL A REDUCED BACKFLOW PREVENTER, A MASTER VALVE AND A FLOW SENSOR AT THE APPROXIMATE LOCATION AS SHOWN. ALL POC APPURTENANCE MUST BE INSTALLED IN PLANTING AREA. COORDINATE THESE LOCATIONS WITH OWNER/DEVELOPER. CONTRACTOR TO RELAY MASTER VALVE & FLOW SENSOR TO CONTROLLER.

AVAILABLE PRESSURE:	66.0 PSI (ASSUMED)
DESIGN PRESSURE:	59.8 PSI
MAXIMUM DEMAND:	13.0 GPM

COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

JOHN PENNELL PHILLIPS 05-11-22
DATE

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

INSIDEOUT

landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

1598 UNIVERSITY

1598 University Ave
Berkeley, CA

05.11.2022 PROGRESS PLANS

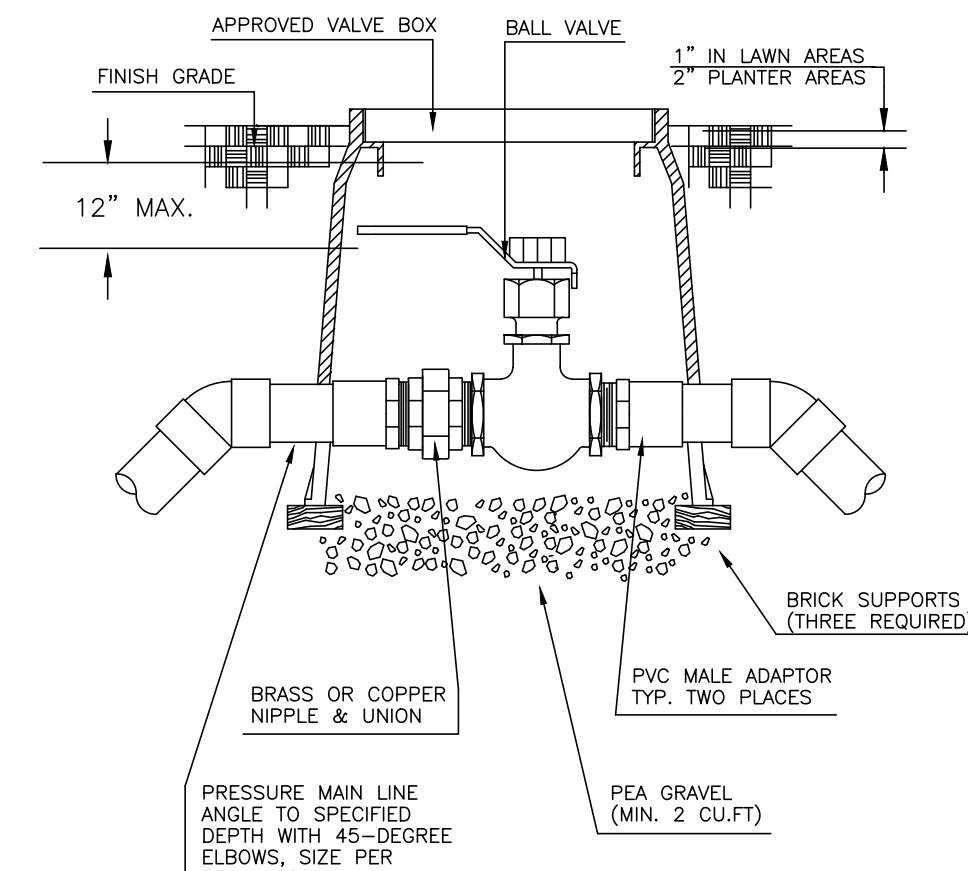
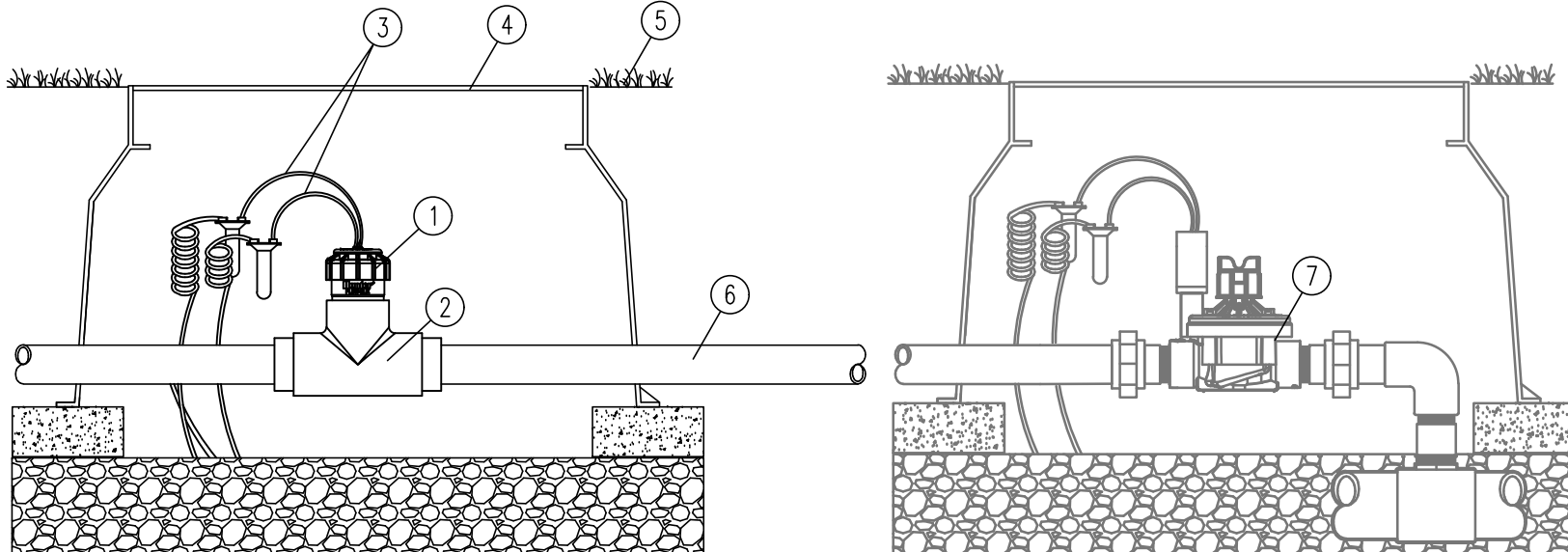
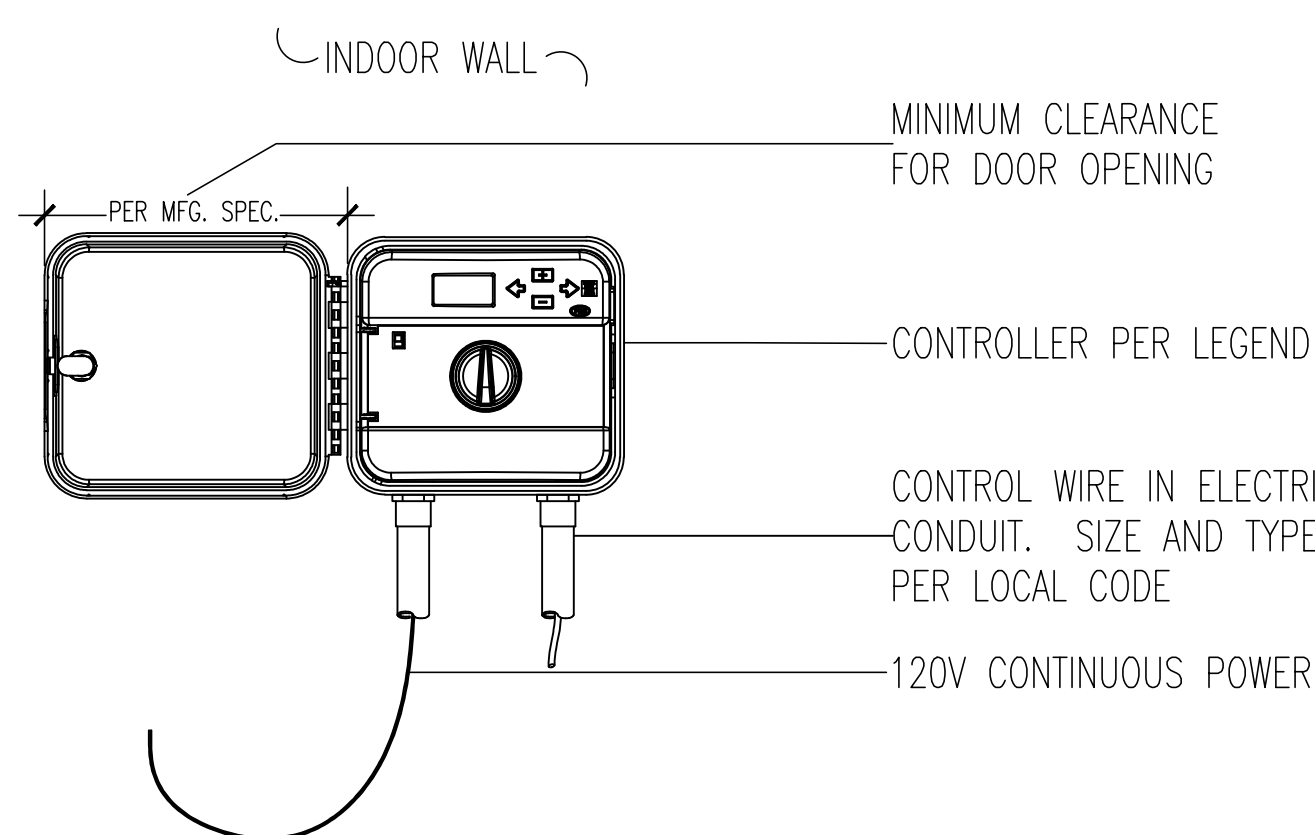
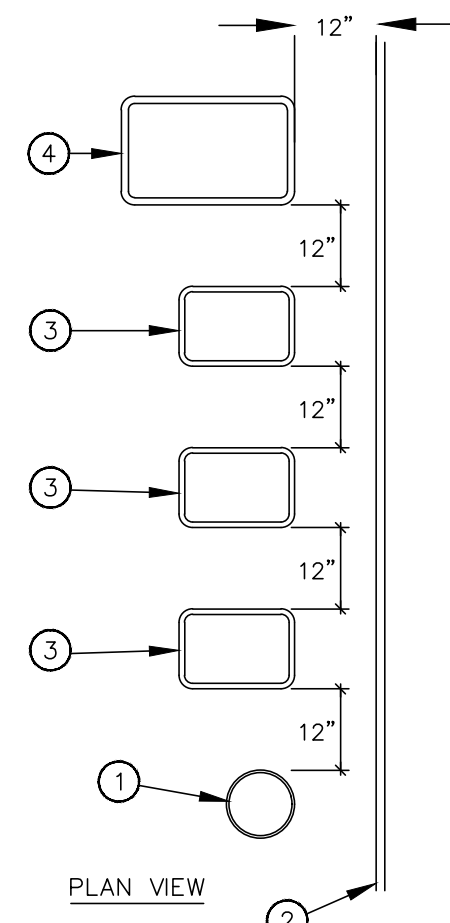
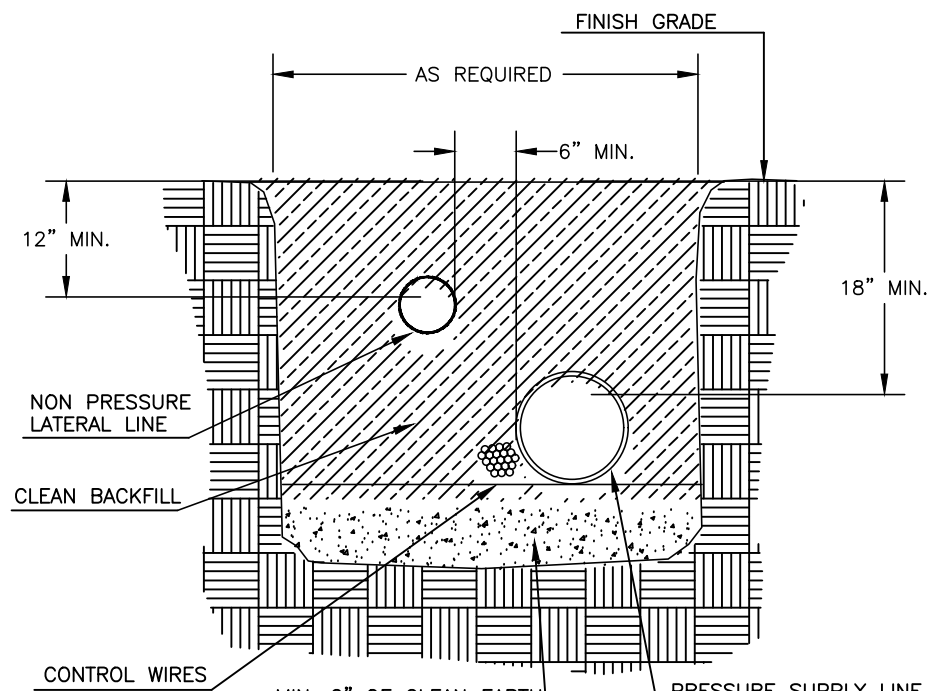
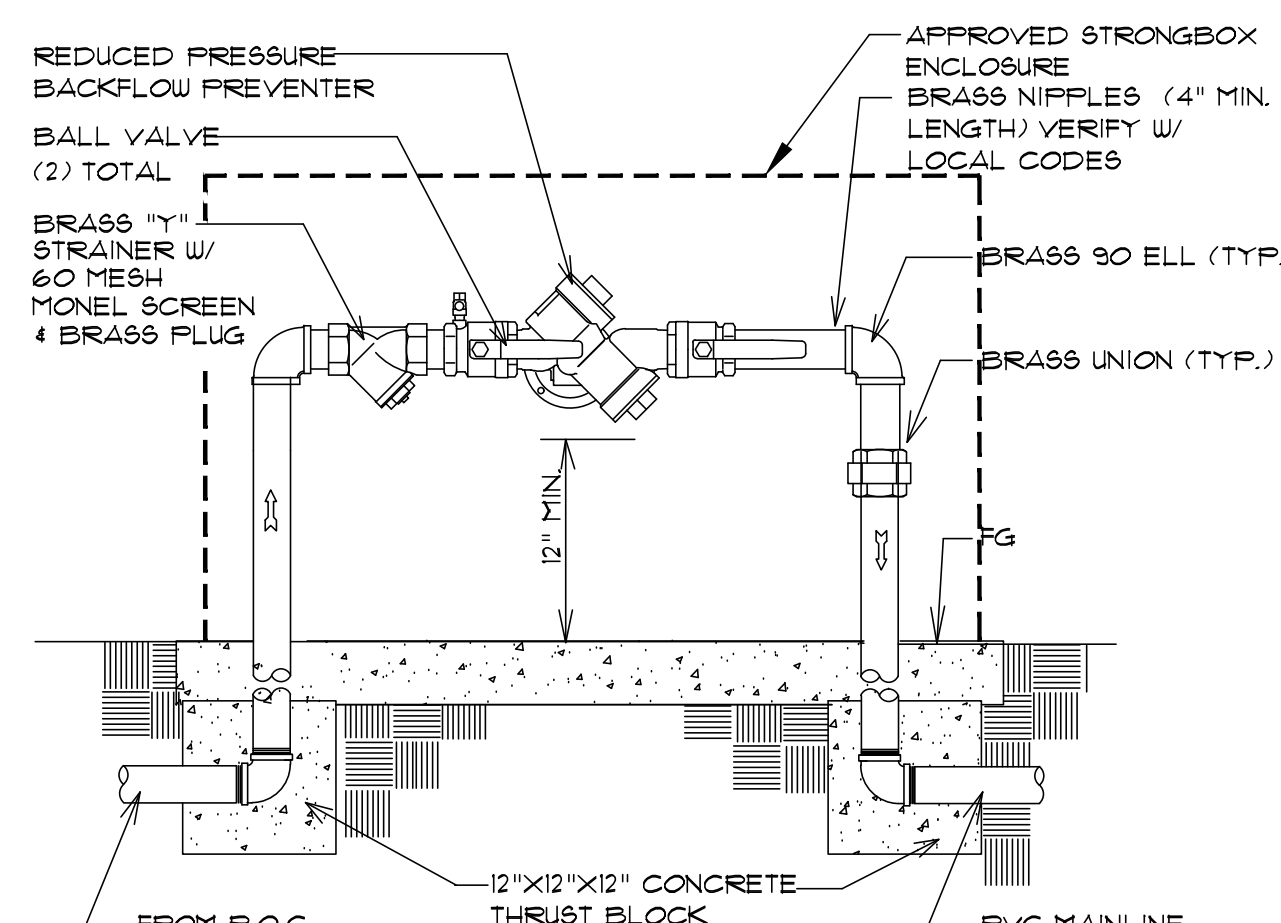
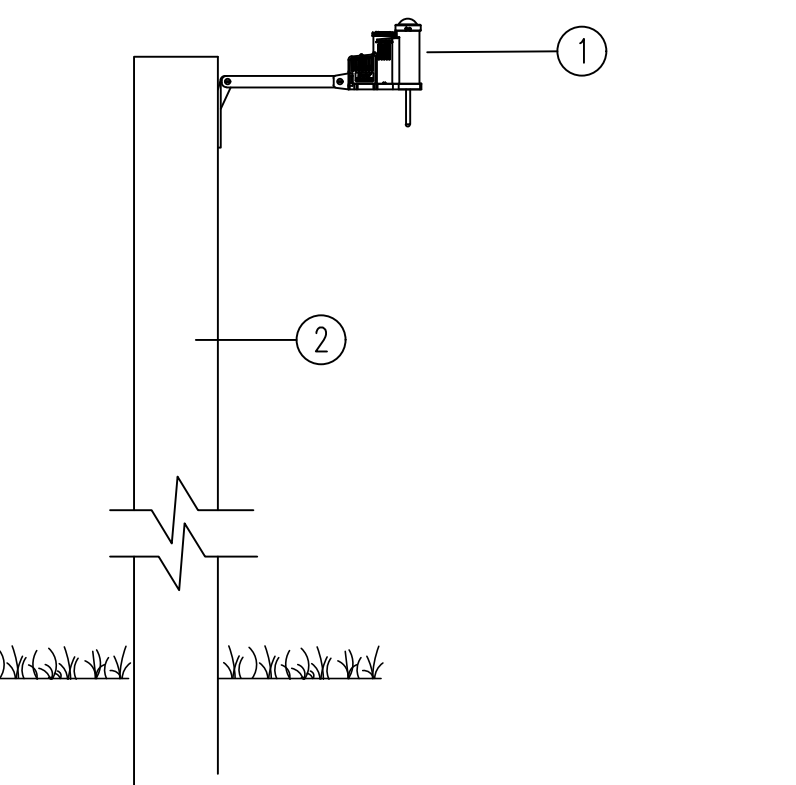
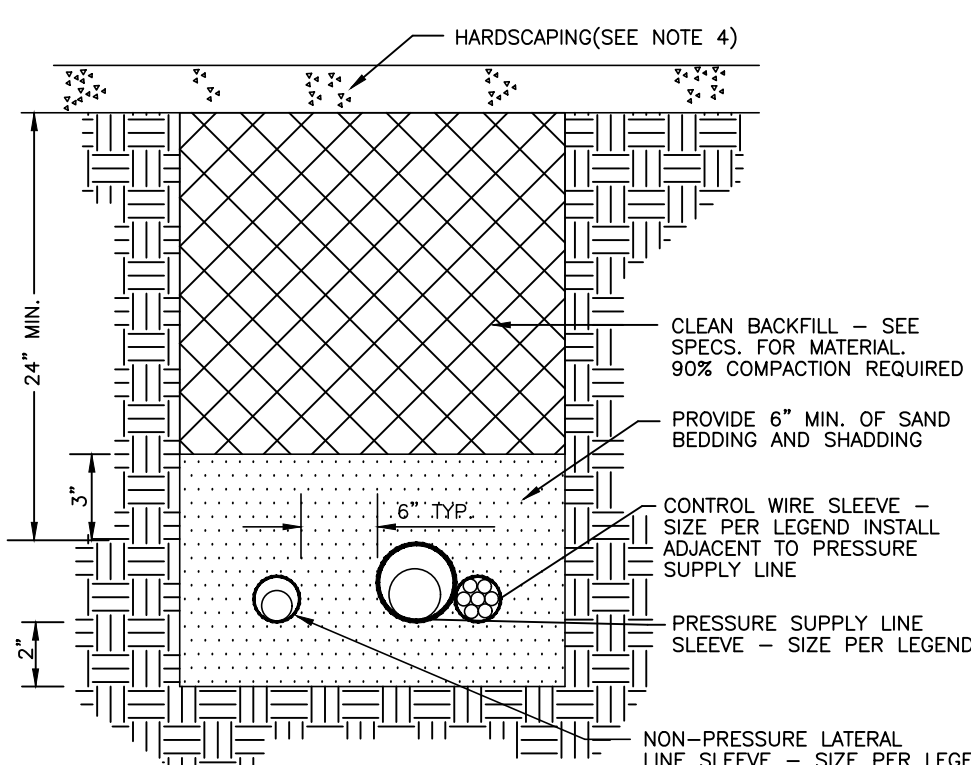
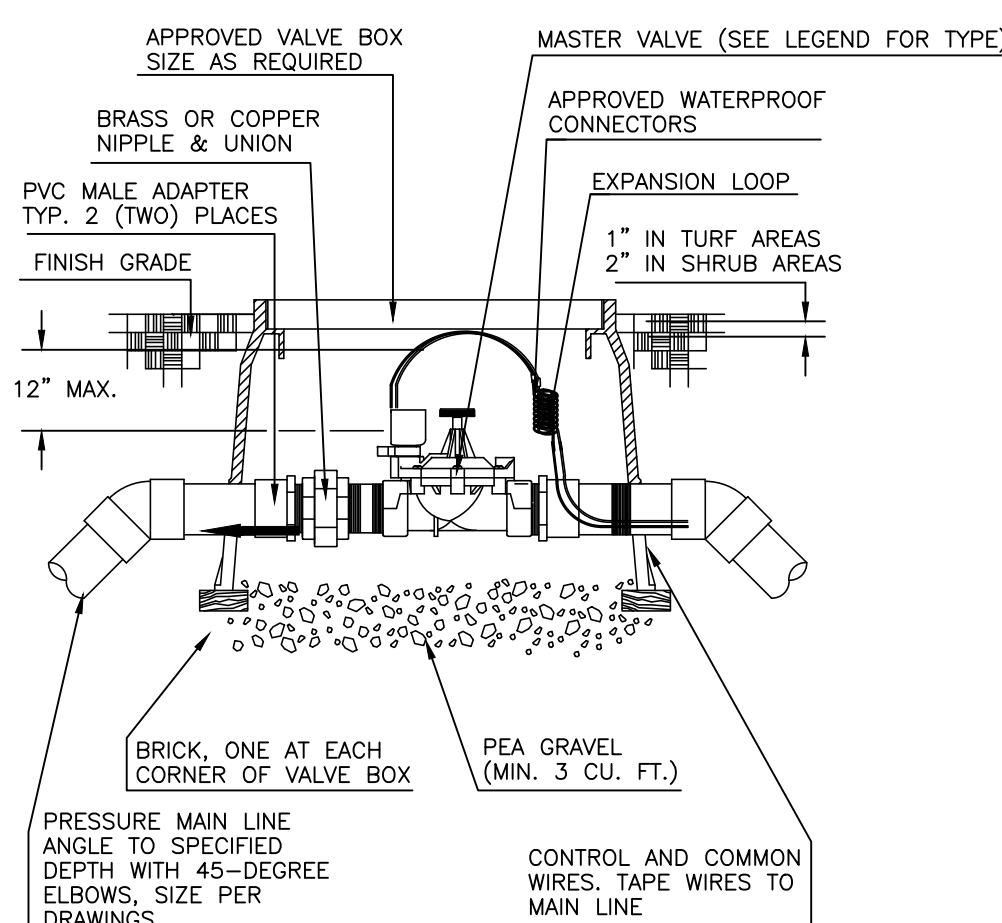
10.28.2022 ZONING RESUBMISSION

JOB: 2104

SHEET:

IRRIGATION
NOTES, LEGEND,
SCHEDULES & CALCS.

I2.0

 <p>APPROVED VALVE BOX</p> <p>BALL VALVE</p> <p>FINISH GRADE</p> <p>12" MAX.</p> <p>1" IN LAWN AREAS</p> <p>2" IN PLANTER AREAS</p> <p>BRICK SUPPORTS (THREE REQUIRED)</p> <p>BRASS OR COPPER NIPPLE & UNION</p> <p>PVC MALE ADAPTOR TYP. TWO PLACES</p> <p>PEA GRAVEL (MIN. 2 CU.FT)</p> <p>PRESSURE MAIN LINE ANGLE TO SPECIFIED DEPTH WITH 45-DEGREE ELBOWS, SIZE PER DRAWINGS.</p> <p>NOTES: 1. PLACE PEA GRAVEL PRIOR TO INSTALLATION OF VALVE BOX 2. BALL VALVE SHALL BE INSTALLED IN SHRUB AREAS UNLESS OTHERWISE APPROVED</p>	 <p>*NOTE* INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.</p> <p>1 FLOW SENSOR – SEE LEGEND FOR SPEC. 2 PVC HOUSING 3 MIN. 18/2 WIRE TO ACC POWER MODULE. MAXIMUM WIRE DISTANCE RUN OF 1,000' 4 STANDARD VALVE BOX 5 FINISH GRADE 6 MAIN LINE PIPE 7 MASTER VALVE</p>	 <p>INDOOR WALL</p> <p>PER MFG. SPEC.</p> <p>MINIMUM CLEARANCE FOR DOOR OPENING</p> <p>CONTROLLER PER LEGEND</p> <p>CONTROL WIRE IN ELECTRICAL CONDUIT. SIZE AND TYPE PER LOCAL CODE</p> <p>120V CONTINUOUS POWER</p>
G. BALL VALVE	D. FLOW SENSOR	A. AUTOMATIC CONTROLLER
<p>VALVE BOX LABELING NOTE: HEAT BRAND ALL VALVE BOX COVERS IN 2" HIGH LETTERS PER EQUIPMENT LOCATED WITHIN VALVE BOXES. LABEL "BV" FOR ALL BALL VALVES LABEL "QCV" FOR ALL QUICK COUPLING VALVES LABEL "MV" FOR ALL MASTER VALVES LABEL "VALVE STATION" FOR ALL CONTROL VALVES LABEL "FM" FOR ALL FLOW MASTER VALVES LABEL "AR" FOR ALL AIR RELIEF VALVES LABEL "FV" FOR ALL FLUSH VALVES</p> <p>LEGEND – USE CARSON VALVE BOXES OR EQUAL. 1. 10" DIAMETER CIRCULAR VALVE BOX. 2. EDGE OF LAWN, WALK, FENCE, CURB, ETC. 3. 14" x 19" RECTANGULAR VALVE BOX. 4. 13" x 24" RECTANGULAR JUMBO VALVE BOX.</p> <p>NOTES A. CENTER VALVE BOX OVER VALVE TO FACILITATE SERVICING OF VALVE. B. SET VALVE BOXES 2" MAXIMUM ABOVE GRADE IN MULCH COVER OR GROUND COVER/SHRUB AREAS – SET FLUSH WITH FINISH GRADE IN TURF AREAS. C. SET VALVE BOX AND VALVE ASSEMBLY IN GROUND-COVER/SHRUB AREA WHERE POSSIBLE – INSTALL IN TURF ONLY IF THERE IS NO ADJACENT GROUND-COVER. D. SET VALVE BOXES PARALLEL TO ONE ANOTHER AND PERPENDICULAR TO EDGE. E. AVOID HEAVY COMPACTION OF SOIL AROUND VALVE BOXES TO PREVENT THEIR DEFORMATION/COLLAPSE. F. CONTRACTOR TO USE GREEN VALVE BOX & LID.</p> 	 <p>FINISH GRADE</p> <p>AS REQUIRED</p> <p>6" MIN.</p> <p>12" MIN.</p> <p>18" MIN.</p> <p>NON PRESSURE LATERAL LINE</p> <p>CLEAN BACKFILL</p> <p>CONTROL WIRES</p> <p>MIN. 2" OF CLEAN EARTH</p> <p>PRESSURE SUPPLY LINE</p> <p>NOTES: 1. BELOW PAVED AREAS A MINIMUM OF 6" LAYER OF CLEAN FILL SAND SHALL BE INSTALLED ABOVE AND BELOW PIPING. 2. PROVIDE MINIMUM COVER OF 24" ON PRESSURE SUPPLY LINES 3" AND LARGER.</p>	<p>NOTE: INSTALL BACKFLOW PREVENTER AS REQ. BY LOCAL CODES AND HEALTH DEPT. VERIFY LOCAL REQ. PRIOR TO INSTALLATION, AND PROVIDE BACKFLOW ENCLOSURE AS REQUIRED.</p>  <p>REDUCED PRESSURE BACKFLOW PREVENTER</p> <p>BALL VALVE (2) TOTAL</p> <p>BRASS 1/2" STRAINER W/ 60 MESH MONEL SCREEN & BRASS PLUG</p> <p>APPROVED STRONGBOX ENCLOSURE</p> <p>BRASS NIPPLES (4" MIN. LENGTH) VERIFY W/ LOCAL CODES</p> <p>BRASS 90 ELL (TYP.)</p> <p>BRASS UNION (TYP.)</p> <p>12" MIN.</p> <p>12"x12"x12" CONCRETE THRUST BLOCK</p> <p>PVC MAINLINE</p> <p>FROM P.O.C.</p> <p>USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC TO PVC OR METAL TO PVC MALE PIPE THREADS</p> <p>POTABLE— CONTRACTOR SHALL PAINT BACKFLOW PREVENTOR DEVICE 'GREEN' TO PREVENT THEFT</p>
H. VALVE BOX INSTALLATION	E. TYPICAL TRENCHING	B. BACKFLOW PREVENTER
 <p>1 WEATHER SENSOR PER LEGEND</p> <p>2 SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN</p> <p>NOTES: – CONTRACTOR TO PROVIDE TORO SMART CONNECT PLUG-IN RECEIVER INSIDE OF CONTROLLER</p> <p>WIRE SPlice STEPS</p> <ol style="list-style-type: none">1. STRIP WIRES 1/2" TO 5/8". USING LINEMANS PLIERS OR OTHER STYLE TOOL, TWIST ENDS TOGETHER MIN 3 TIMES. INSERT INTO SCOTCHLOK ELECTRICAL CONNECTOR AND ROTATE CLOCKWISE UNTIL ADDITIONAL FORCE IS REQUIRED.2. INSERT THE SPICE INTO THE GEL-FILLED INSULATOR TUBE. PUSH PAST THE LOCKING FINGERS TO HOLD THE SCOTCHLOK CONNECTOR IN PLACE.3. POSITION WIRE CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED. <p>* WIRE CONNECTORS TO BE DBR/Y-6 BY 3M OR EQUAL</p>	 <p>HARDSCAPING(SEE NOTE 4)</p> <p>24" MIN.</p> <p>3"</p> <p>6" TYP.</p> <p>CLEAN BACKFILL – SEE SPECS. FOR MATERIAL, 90% COMPACTION REQUIRED</p> <p>PROVIDE 6" MIN. OF SAND BEDDING AND SHADING</p> <p>CONTROL WIRE SLEEVE – SIZE PER LEGEND INSTALL ADJACENT TO PRESSURE SUPPLY LINE</p> <p>PRESSURE SUPPLY LINE SLEEVE – SIZE PER LEGEND</p> <p>NON-PRESSURE LATERAL LINE SLEEVE – SIZE PER LEGEND</p> <p>NOTES: 1. ALL SLEEVES TO BE SCH 40 PVC. 2. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS. 3. ROUTE SLEEVING AROUND HANDICAP RAMPS. 4. PIPING UNDER PAVEMENT SUSCEPTIBLE TO TRAFFIC LOADS REFER TO CITY STANDARDS. (24" MIN. TO 36" MAX DEPTH TO TOP OF PIPE BELOW HARDSCAPE SURFACE.</p>	 <p>APPROVED VALVE BOX SIZE AS REQUIRED</p> <p>BRASS OR COPPER NIPPLE & UNION</p> <p>PVC MALE ADAPTER TYP. 2 (TWO) PLACES</p> <p>FINISH GRADE</p> <p>12" MAX.</p> <p>MASTER VALVE (SEE LEGEND FOR TYPE)</p> <p>APPROVED WATERPROOF CONNECTORS</p> <p>EXPANSION LOOP</p> <p>1" IN TURF AREAS</p> <p>2" IN SHRUB AREAS</p> <p>BRICK, ONE AT EACH CORNER OF VALVE BOX</p> <p>PEA GRAVEL (MIN. 3 CU. FT.)</p> <p>PRESSURE MAIN LINE ANGLE TO SPECIFIED DEPTH WITH 45-DEGREE ELBOWS, SIZE PER DRAWINGS.</p> <p>CONTROL AND COMMON WIRES. TAPE WIRES TO MAIN LINE</p> <p>NOTES: 1. PLACE PEA GRAVEL PRIOR TO INSTALLATION OF VALVE BOX. 2. PLACE BOXES AT RIGHT ANGLES TO HARDSCAPE OR STRUCTURES. 3. PIPE UPSTREAM OF VALVE ASSEMBLY IS EQUAL IN DIAMETER TO DOWNSTREAM PIPING OF VALVE ASSEMBLY. IF NECESSARY, ADD REDUCE-BUSHING TO BRING PIPING DIAMETER TO VALVE SIZE. 4. MASTER VALVES 4" AND LARGER TO BE PROVIDED WITH FLANGED CONNECTIONS IN LIEU OF UNIONS.</p>
J. RAIN SENSOR	I. WIRE CONNECTOR	C. MASTER VALVE
	F. TYPICAL SLEEVING	

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

INSIDEOUT

landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

1598
UNIVERSITY

1598 University Ave
Berkeley, CA

05.11.2022 PROGRESS PLANS

10.28.2022 ZONING RESUBMISSION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2104

SHEET:

IRRIGATION
DETAILS

12.1

